



Backworth Park Drive, Backworth



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £450,000

Description

IMMACULATLY PRESENTED FOUR BEDROOM DETACHED HOME
PERFECTLY POSITIONED UPON THE SOUGHT AFTER ESTATE OF
BACKWORTH PARK

Brannen and Partners are delighted to welcome to the market this immaculately presented four bedroom detached home, tucked within the modern development of Backworth Park in Backworth. Boasting spacious accommodation and contemporary interiors throughout. The property benefits from four double bedrooms, open plan kitchen diner with convenient utility, two sleek bathrooms plus downstairs WC, inviting living space and separate home office, complete with enclosed south facing rear garden, detached garage and double driveway for off street parking.

Briefly comprising: Welcome entrance hallway connects to all rooms of the ground floor including the WC and offers stairs to the first floor.

Initially to the left, the warm and inviting living space presents a neutral design, finished with a bay window and feature wall panelling. Whilst across the hallway, the study sits, ideal for home working.

Progressing into the rear of the home, the expansive kitchen diner spans the width of the home. Offering an open plan layout incorporating a snug, dining area with bi-folding doors to the rear garden and kitchen itself, the space flows effortlessly whilst also providing integral storage under the stairs and access to the convenient utility room, fitted with plumbing and fittings for a washing machine and tumble dryer and access to the side of the home. Featuring grey shaker style cabinetry framed with stone effect worktops, the kitchen houses an integral eye level double oven, hob, extractor hood, fridge freezer, dishwasher and wine cooler.

Upon the first floor, the L shaped landing provides access to all four bedrooms and family bathroom, whilst housing integral storage. All bedrooms are doubles in size, with the smallest being utilised as a secondary home office housing fitted wardrobes. The primary bedroom also housing fitted wardrobes, incorporates an en suite shower room furnished with a walk in rainfall shower, integral WC, heated towel rail and wash basin.

Finalising the home, the family bathroom presents a similar interior to the shower room, but offering an integral bath with rainfall shower overhead, WC, heated towel rail and wall mounted wash basin.

Externally to the rear, the private enclosed rear garden is south facing, enjoying the sun throughout the day. Laid to patio initially, an artificial lawn is beyond this, secured with a fenced boundary and raised planter. Gate access leads out to the double driveway, positioned for access to the detached garage.

Backworth is a popular residential area offering good transportation links including the nearby Northumberland Park Metro along with good road links to the picturesque North East coastline and Newcastle City centre. Northumberland Park station now operates the Northern Line rail route also. There are a selection of shops, restaurants, primary school and other amenities nearby.

Entrance Hallway
6'3" x 11'11"

WC
3'2" x 4'6"

Living Room
11'0" x 11'8"

Office
9'4" x 6'5"

Kitchen Diner
28'1" x 11'1"

Utility Room
5'11" x 5'2"

Landing
10'3" x 10'0"

Bedroom One
11'3" x 13'9"

En Suite
6'7" x 5'1"

Bedroom Two
9'5" x 11'6"

Bedroom Three
9'6" x 11'5"

Bedroom Four
7'9" x 9'3"

Bathroom
7'4" x 5'6"

Garage
11'8" x 19'6"

Front & Rear Gardens

Tenure
Freehold

