

# MOVING HOMES

SALES & LETTINGS



Offers Over £295,000

# Dukes Meadow, Backworth

## Offers Over £295,000

A fantastic opportunity has arisen to the market to acquire this beautifully presented four bedroom, mid terraced house on Dukes Meadow and nestled within the popular residential area of Backworth. The accommodation forms part of a small and select group of properties built circa 2007 which vary in styling and generate a wonderful village setting. Designed with families in mind, this spacious open plan home truly won't disappoint. The accommodation is situated close to many local amenities as well as good road links to the A19 and surrounding towns and City Centre.

This spacious, open-plan home is a delight from the moment you enter. The welcoming entrance hallway flows into an inner hall with a convenient WC and stairs leading to the first floor. The expansive lounge diner, bathed in natural light from a large front window, opens up through French doors to the garden, creating a perfect blend of indoor and outdoor living. The kitchen is a culinary haven, featuring a wide range of cream wall and base units, stylish wood-effect countertops, a gas hob with under-bench oven, and integrated fridge freezer and dishwasher.

Upstairs, you'll find four generous bedrooms. The master suite boasts luxurious en-suite facilities, while the family bathroom is fitted with a bath and shower, hand wash basin, and WC, all partially tiled for ease of maintenance.

Externally, the property offers a driveway, single garage, and an additional parking space at the front. The rear garden, complete with a patio, decked area, and lawn, provides a tranquil space overlooking the equestrian center.

This home is perfectly positioned close to local amenities and offers excellent road links to the A19, nearby towns, and the City Centre. Don't miss your chance to make this stunning property your new home!

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EPC Rating C <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8067-6524-4890-5932-6902>

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative. There is also an "Estate Charge" of £25pcm





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	74   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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