

FOR  
SALE

11 HOTSPUR NORTH, BACKWORTH NE27 0GN  
£250,000



#### 3 BEDROOM HOUSE - DETACHED

- THREE BEDROOM DETACHED HOUSE
- SPACIOUS RECEPTION ROOM
- CONTEMPORARY KITCHEN DINER
- MODERN BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- DETACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING B

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ENTRANCE HALLWAY

RECEPTION ROOM  
17'7 x 10'2

KITCHEN DINER  
17'6 x 8'4

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
10'2 x 9'3

ENSUITE  
6'2 x 5'7

BEDROOM TWO  
11'3 x 8'6

BEDROOM THREE  
8'5 x 6'1

BATHROOM WC  
6'6 x 6'2

GARAGE

FRONT GARDEN

REAR GARDEN

## 11 HOTSPUR NORTH, BACKWORTH NE27 0GN

This lovely, double fronted, detached house was built in 2016 and is perfectly located in a popular residential area. It boasts a wealth of contemporary features, has no upper chain and is ideal for a range of buyers.

With over 840 square feet of accommodation set over two floors, this modern property consists of an entrance hallway with stairs up to the first floor and doors to the reception room, kitchen diner and downstairs WC. The spacious reception room has French doors leading to the rear garden and the contemporary kitchen diner easily accommodates a dining table and benefits from a good range of units with contrasting worktops and integrated appliances including oven, gas hob, chimney hood, fridge freezer and dishwasher. To the first floor there are three bedrooms, the main bedroom has an ensuite with walk in shower, vanity wash basin and low level WC. There is also a family bathroom with panelled bath, vanity wash basin and low level WC. Externally there is a detached garage, a front garden with lawn and driveway parking and a west facing rear garden with raised beds, lawn, decking and patio.

The superb layout and perfect family feel of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

A stunning village, Backworth has benefited from significant residential development in recent years and now offers something to suit all tastes, from new build to period properties, wherever you sit on the housing ladder. Just a short distance from Northumberland Park, the area shares the excellent amenities on offer there, including a leading supermarket, retail park and Metro station. Backworth also provides easy access to both the A19 and A1, making it ideal for commuters.



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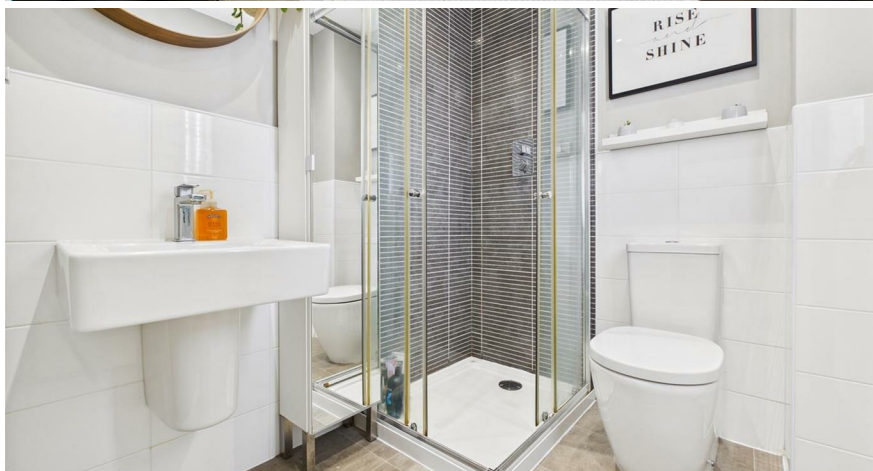
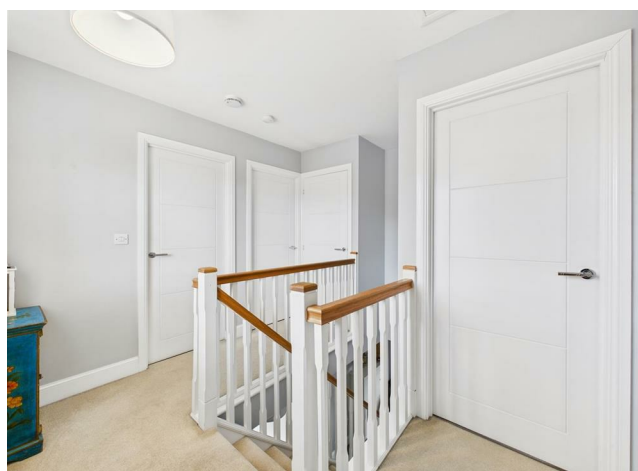
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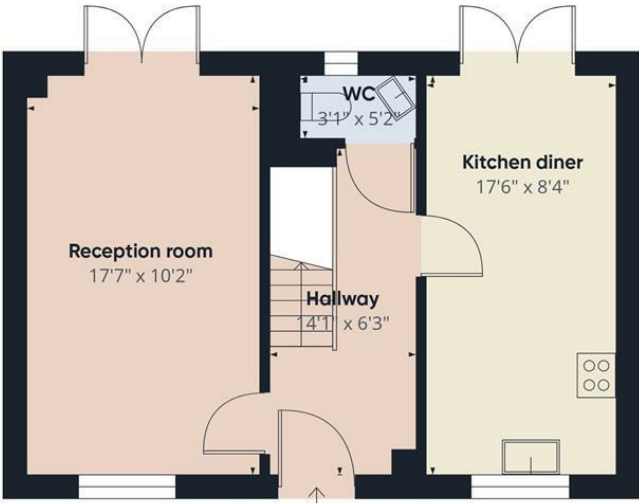


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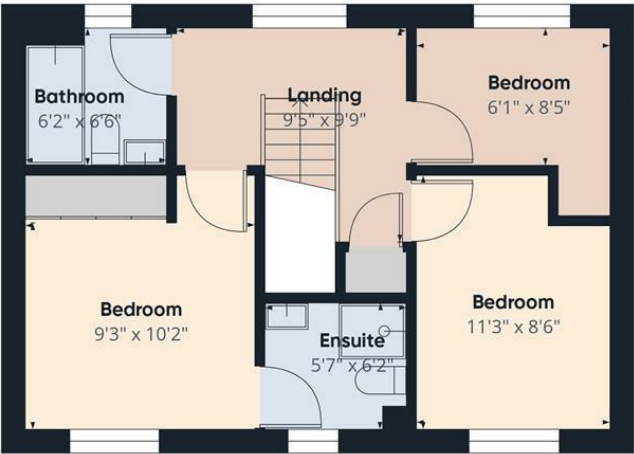
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
842 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY



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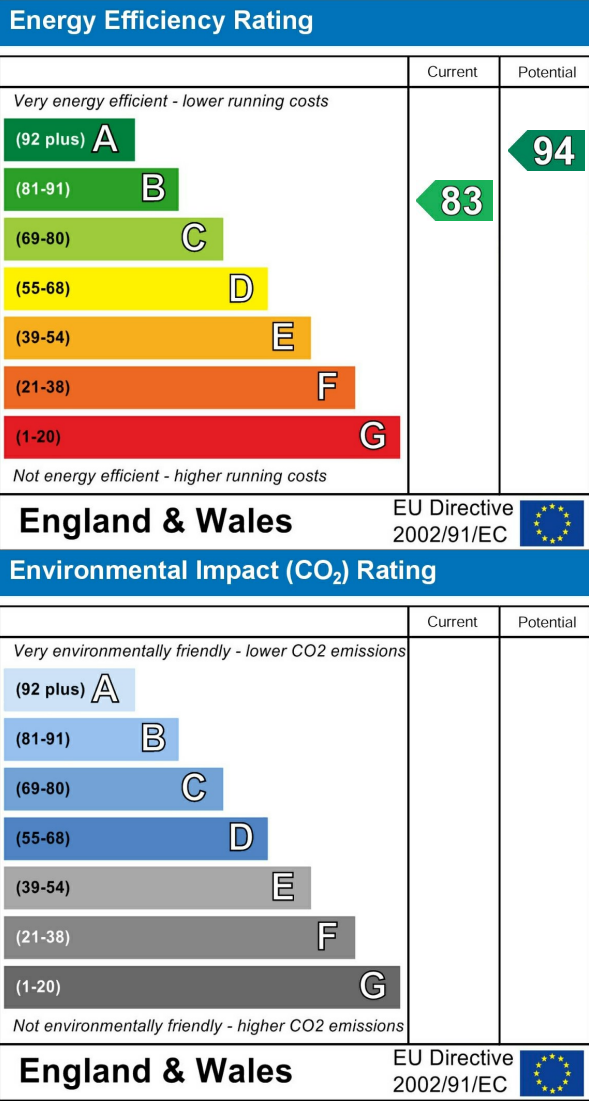
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THE PROPERTIES MISDESCRIPTION  
ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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