

SIGNATURE

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 Dukes Meadow, Backworth Village NE27 0GD

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Asking Price
£480,000

Signature North East is thrilled to present this amazing property located in the highly sought-after residential area of Backworth Village to the sales market. This stunning five-bedroom property is the only detached house in the area which was built in 2006 and offers spacious living areas and double glazing throughout, making it the perfect family home. The surrounding area is a quiet yet popular residential village, which offers access to lots of convenient amenities including shops, eateries, strong road and transport links, and well-regarded schooling.

As you step inside the property, you'll be greeted by a warm and welcoming hallway that provides easy access to the principal rooms on the ground floor and a convenient W.C. The first room you'll come across is the generously sized living room. This inviting space offers ample room for desired furnishings and attractive decor. To the rear, French doors lead to the garden, creating a seamless indoor-outdoor flow. Adjacent presents a contemporary kitchen/diner area, offering plenty of storage space via the shaker-style fitted wall, base, and drawer units, finished in a lovely sage green colour and complemented by wood effect worktops. Additionally, this well-equipped kitchen comes with integrated appliances including an oven, hob, fridge, freezer, and extractor fan.

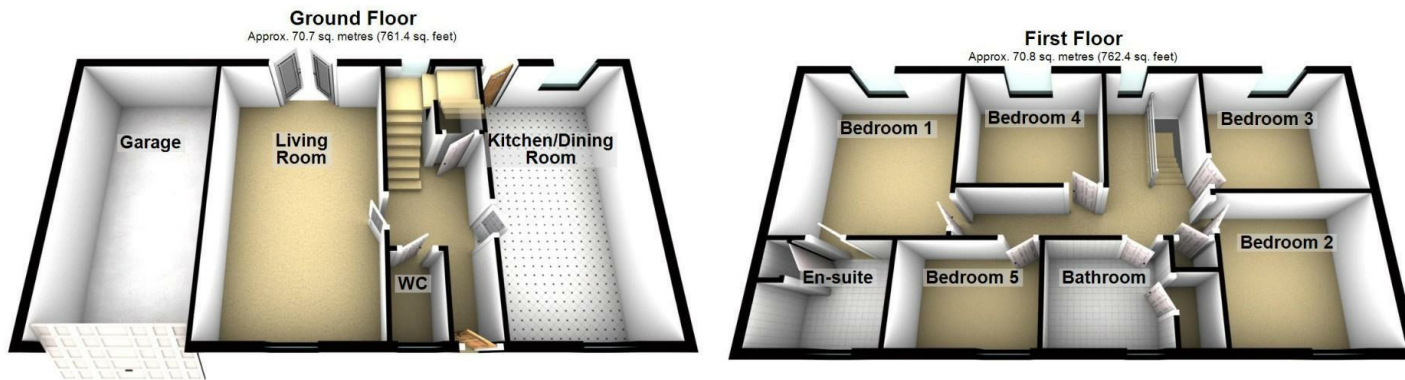
As you ascend to the first floor, you'll discover five generously sized bedrooms. The main bedroom is a true highlight, featuring access to a modern three-piece ensuite bathroom fitted with a shower, W.C., and sink. The bedrooms offer versatility, allowing one or more to be easily converted into a home office, study, or dressing room, depending on your needs. Completing the floor is the family bathroom, complete with a bath and overhead shower, W.C., and sink.

To the rear of the home, finds a generous size garden which is mainly laid to lawn and a patio area. To the front of the property, there is a well-maintained garden with a block paved driveway, an integral garage, and an additional two parking bays to the left of the property, providing off-street parking for multiple vehicles.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 141.6 sq. metres (1523.8 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
19'3" x 11'7"

Kitchen / Dining Room
19'3" x 10'4"

WC
5'5" x 3'4"

Bedroom One
12'2" x 11'5"

En Suite
8'0" x 6'7"

Bedroom Two
10'5" x 9'9"

Bedroom Three
10'5" x 9'1"

Bedroom Four
9'11" x 8'8"

Bedroom Five
9'1" x 6'7"

Bathroom
7'11" x 6'7"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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





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