


SIGNATURE

NORTH EAST

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 Fairway Lane, Newcastle Upon Tyne NE27 0XN

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Offers Over £450,000

Signature North East welcome to the sales market this stunning four-bedroom detached home, situated on Fairway Lane in the desirable Backworth area. The home boasts modern decor throughout all spacious rooms and benefits from beautiful views overlooking the golf course to the rear. Perfectly located near a wealth of useful amenities, including shops, eateries, schools, and excellent road and transport links, this residence offers an ideal blend of convenience and comfort.

Step inside and be greeted by a spacious hallway, setting the tone for the generous proportions of this home. The great-sized living room offers ample space for your preferred furnishings, creating an inviting and cozy ambiance. An archway connects to the heart of the home with the open-plan kitchen/diner, adorned with stylish shaker-style grey kitchen units and integrated appliances, including an oven, hob, fridge freezer, and dishwasher. The dining area boasts large folding doors that open up to the rear patio, creating a seamless indoor-outdoor living experience. Adjoining the kitchen/diner, a convenient utility room adds further practicality to daily tasks. Additional features on the ground floor include a study for a productive workspace and a convenient w.c. for added comfort.

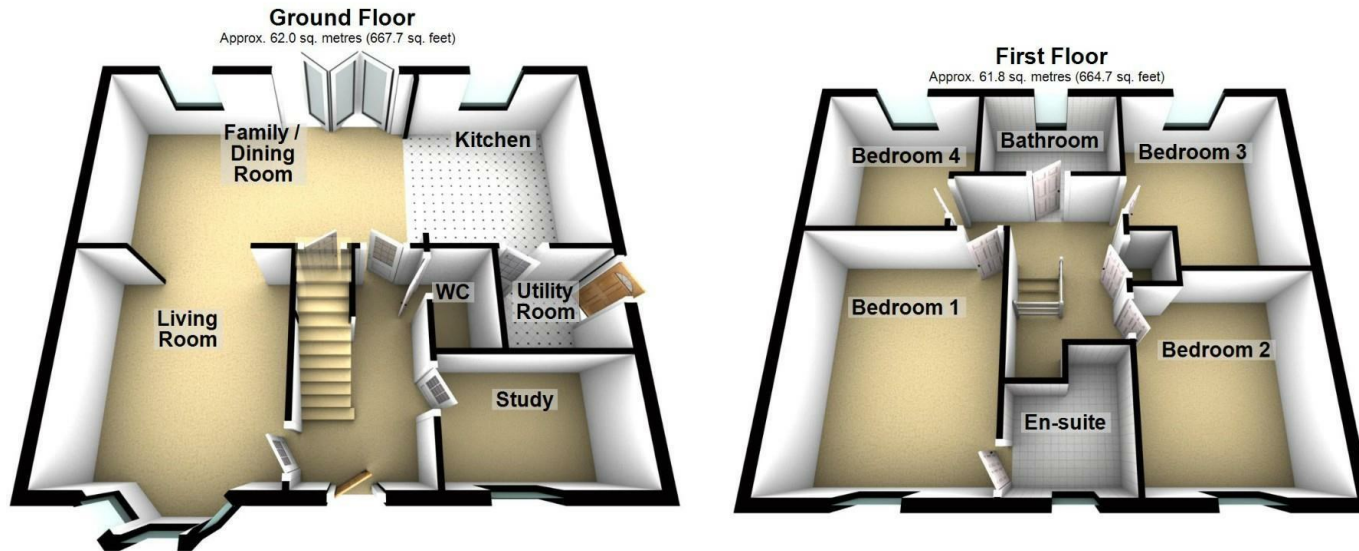
Heading upstairs, discover four generously sized bedrooms, each offering versatility to suit your lifestyle. The master bedroom boasts a connected ensuite with a shower, ensuring a private retreat. Completing the upper floor is the family bathroom, featuring a bath for relaxation and convenience.

Step outside to the large landscaped rear garden, complete with a spacious patio and astro-turf lawn, creating an idyllic outdoor oasis for leisure and gatherings. To the front of the home, you'll find a single garage and a block-paved driveway, providing ample parking space.



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

PROPERTY FLOORPLAN




Total area: approx. 123.8 sq. metres (1332.3 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
13'9" x 11'4"
- Family / Dining Room
18'4" x 11'3"
- Kitchen
11'3" x 9'8"
- Study
9'8" x 6'2"
- Utility Room
5'5" x 5'4"
- WC
5'4" x 3'3"
- Bedroom One
13'11" x 11'4"
- En Suite
7'3" x 6'7"
- Bedroom Two
11'7" x 9'10"
- Bedroom Three
11'7" x 9'10"
- Bedroom Four
9'4" x 9'2"
- Bathroom
8'4" x 5'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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 	





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