


SIGNATURE

NORTH EAST

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 Fulmar Drive, Newcastle Upon Tyne NE27 0GU

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Offers Over £450,000

Signature North East proudly presents this stunning five-bedroom, three-bathroom detached home, ideally located on the highly coveted Fulmar Drive in Backworth. This immaculate property features modern and neutral decor throughout, offering generous living spaces. It is also conveniently situated near a wealth of amenities, including various shops, supermarkets, robust road and transport links, and schools catering to all age groups, making it the ideal family home.

Upon entering, you are greeted by a spacious hallway that grants access to the ground floor's principal rooms, the staircase leading to the first floor, and a convenient downstairs w.c. The first room you'll encounter is the living room, boasting ample space for your desired furnishings and featuring a lovely bay window. Adjacent to the living room is the Playroom, which was previously the garage and has been thoughtfully converted into a versatile reception space. This room offers generous space for furnishings and can be adapted to suit various needs and preferences.

To the rear of the hallway, you'll find the kitchen/diner, bathed in natural light thanks to two sets of French patio doors that create a bright and airy atmosphere. The kitchen itself provides an abundance of storage space with shaker-style wall and base units, perfectly complemented by wooden worktops. The breakfast bar offers a casual dining spot, and the kitchen comes equipped with integrated appliances, including a fridge-freezer, oven, and gas hob. There is additional space for a large family dining table and other furnishings. Connected to the kitchen is a convenient utility room that offers additional storage space.

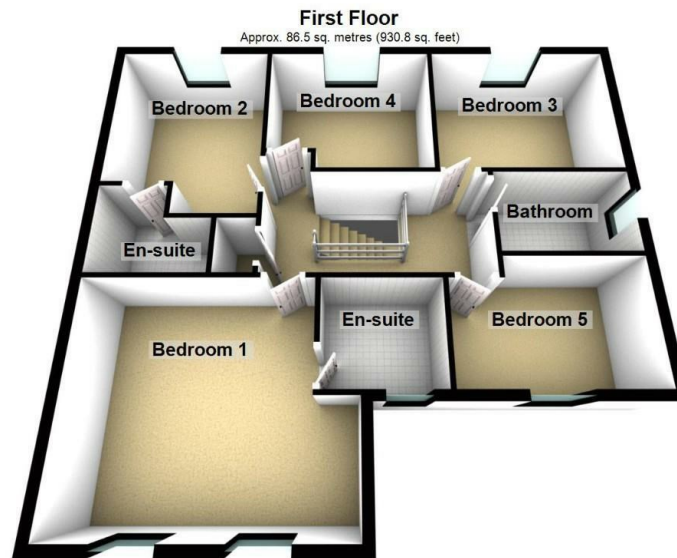
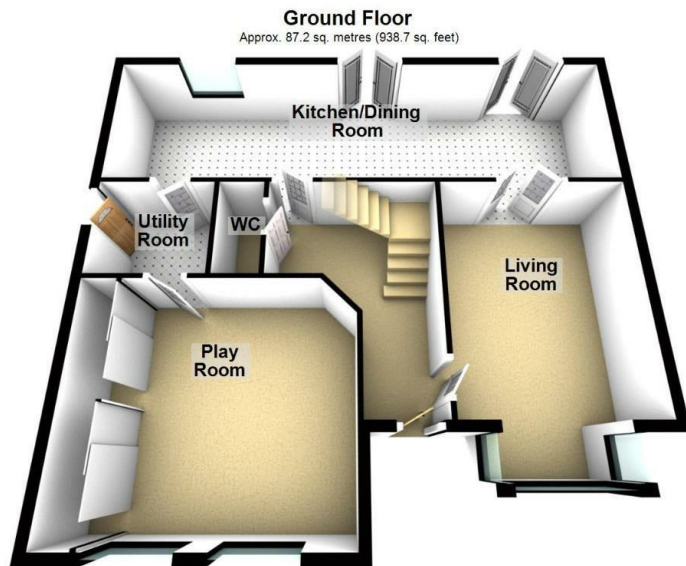
Ascending the staircase to the first floor, you'll discover five spacious bedrooms, each easily accommodating a double bed and additional furnishings. The main bedroom and the second bedroom have the added benefit of their own ensuite bathrooms equipped with showers, w.c., and sinks. Completing the first floor is the main family bathroom, boasting a shower bath, w.c., and sink.

Externally, the rear of the home features a generous-sized garden with both a substantial lawn space and a patio area, perfect for alfresco dining. At the front of the property, you'll find a large block-paved driveway that accommodates two vehicles and a double garage.



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

PROPERTY FLOORPLAN



Total area: approx. 173.7 sq. metres (1869.6 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
17'6" x 11'8"
- Play Room
16'4" x 14'7"
- Kitchen / Dining Room
33'5" x 9'4"
- Utility Room
7'3" x 6'4"
- WC
6'4" x 2'10"
- Bedroom One
16'4" x 14'0"
- En Suite
7'1" x 6'6"
- Bedroom Two
13'8" x 10'0"
- En Suite
7'3" x 6'1"
- Bedroom Three
12'0" x 9'6"
- Bedroom Four
10'10" x 9'5"
- Bedroom Five
11'10" x 8'5"
- Bathroom
8'6" x 6'2"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	83	
(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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