


# SIGNATURE

## NORTH EAST

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 Bluebell Wynd, Newcastle Upon Tyne NE27 0XE

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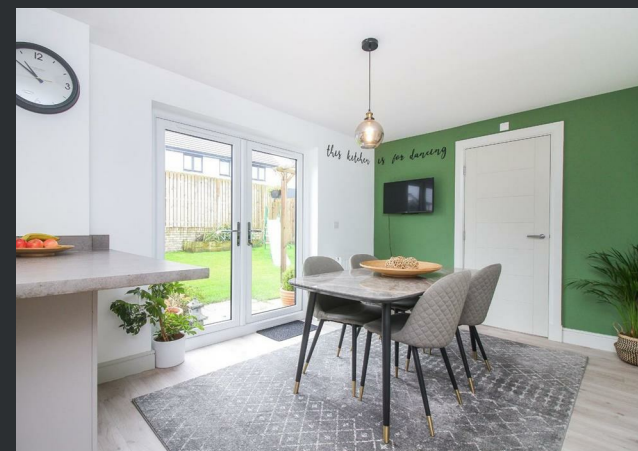
**Offers Over £400,000**

Signature North East proudly presents this stunning four-bedroom detached home located on the picturesque Bluebell Wynd in Backworth. This immaculate property offers spacious living areas and has been tastefully decorated throughout. The surrounding area has an array of useful amenities including shops, strong road and transport links, and schooling for all ages, making this a perfect potential family home.

As you step into the home, you are greeted by a spacious and inviting hallway that leads to the principal ground floor rooms, staircase and convenient w.c. First is the living room which boasts contemporary décor, showcasing a beautiful paneled feature wall and an electric flame-effect fire. The room offers ample space for your preferred furnishings and benefits from large windows which allow for natural light to spill through, creating a bright atmosphere. Continuing through the hallway into the kitchen/diner, you'll find a well-sized space with plenty of room for a family dining table and other furnishings. The kitchen showcases modern gray shaker-style wall and base units, which provide maximum storage and functionality and are complimented by high-quality worktops. Additionally, there is a breakfast bar offering a casual dining spot. There are lovely French doors that open out to the rear patio area, creating a seamless indoor-outdoor feel. Conveniently adjacent to the kitchen/diner is the utility room which provides additional storage space.

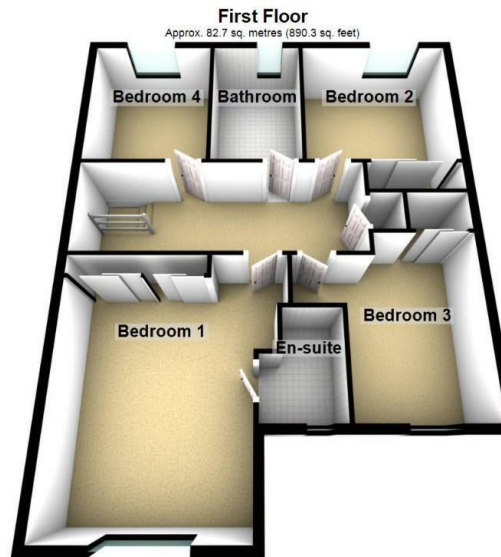
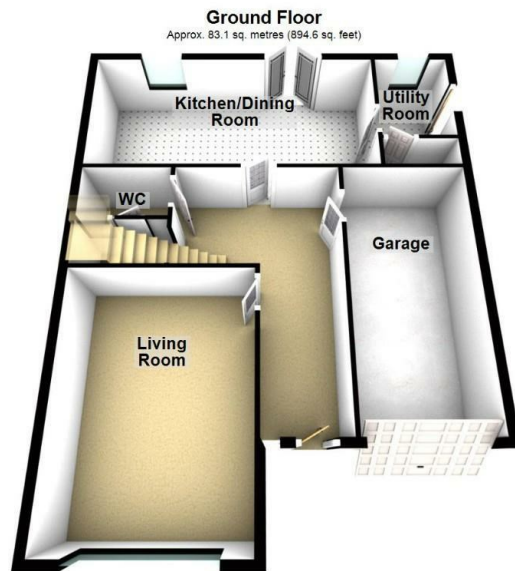
Up to the first floor finds the four generously sized bedrooms, all of which offer ample space for a double bed and additional furnishings. Three of the bedrooms also benefit from built-in wardrobes, providing plenty of storage space. The master bedroom is a true highlight, boasting its own ensuite, featuring a spacious shower, w.c. and sink. Completing the floor is the main family bathroom, showcasing beautiful tiling and is equipped with a bath, shower, w.c. and sink.

To the rear of the property, the garden features a lush, well-maintained lawn and a raised decked area, perfect for outdoor seating. Raised planters provide space for an extra touch of greenery. To the front of the property, a lawned area with additional wooden planters enhances the curb appeal. You'll also find a spacious block-paved driveway, providing off street parking for two vehicles and easy access to the garage.



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

# PROPERTY FLOORPLAN



Total area: approx. 165.8 sq. metres (1785.0 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 12'7"

Kitchen / Dining Room  
21'10" x 9'10"

Utility Room  
7'3" x 5'7"

WC  
6'5" x 3'11"

Bedroom One  
17'6" x 14'10"

En Suite  
7'3" x 5'5"

Bedroom Two  
11'3" x 10'5"

Bedroom Three  
12'8" x 12'7"

Bedroom Four  
10'5" x 8'8"

Bathroom  
10'5" x 6'9"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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