

SIGNATURE

NORTH EAST

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 Hotspur North, Backworth NE27 0GN

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Offers Over £497,500

Signature proudly presents this luxurious 4 bedroom detached property, in the sought after Backworth area. Standing in a prime corner position, offering excellent privacy, this beautiful house boasts 2 large reception rooms, 4 double bedrooms and 2 bathrooms. It is a rare property in this vicinity, with a distinctive and elegant style, conveniently situated, with easy access to local amenities, shops, schools, restaurants, bars and major transport routes, and is only three miles from the beach.

The spacious and bright hallway extends a warm welcome and sets the tone for the entire property. The living room, which is bathed in natural light from floor to ceiling bi-folding patio doors, is a very generously sized space for your chosen furnishings. The separate dining room is dual aspect and is a large, bright and versatile second reception room. The Kitchen/Diner features a modern kitchen with many integrated appliances and a wealth of storage space. There is a seating area overlooking the garden, with patio doors leading out. There is also a large understairs cupboard and a WC on this floor.

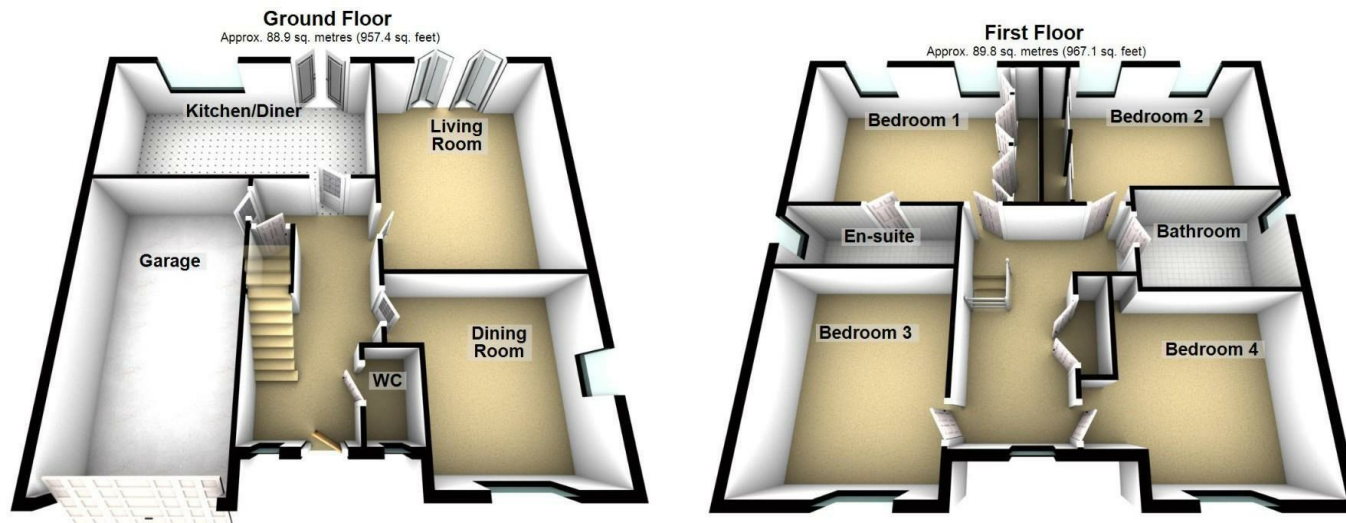
Upstairs, a bright and spacious landing, leads to four very generously sized bedrooms, neutrally decorated and filled with light. The master bedroom features dual windows and has built in wardrobes as well as a beautiful ensuite shower room, with WC and basin. The second bedroom, also with dual windows, has bespoke floor to ceiling fitted, mirrored wardrobes and accommodates a king-sized bed with ease. There is a stylishly designed, modern family bathroom, with bath, large walk-in shower, WC and basin.

To the rear of the property there is a well-proportioned garden, featuring bespoke designed decking with built in seating, a paved area for outdoor dining and a lawn. Enclosed principally by brick walls, this garden is extremely private and has access from two sides. To the front of the property there is a large brick paved driveway with space for two cars and a generously sized garage. This property seamlessly blends style and comfort for a fantastic living experience.



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

PROPERTY FLOORPLAN



Total area: approx. 178.8 sq. metres (1924.5 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
13'0" x 16'10"

Dining Room
10'9" x 12'5"

Kitchen/Diner
19'7" x 9'10"

WC
3'3" x 5'6"

Bedroom 1
14'11" x 11'8"

En-Suite
10'9" x 3'10"


Bedroom 2
14'2" x 10'5"

Bedroom 3
10'11" x 12'11"

Bedroom 4
10'4" x 10'6"

Garage
10'9" x 19'9"

Energy Efficiency Rating

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