

SIGNATURE

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 Briardene Way, Newcastle Upon Tyne NE27 0XP

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Offers Over £450,000

Signature North East is delighted to introduce to the market this charming four-bedroom detached home situated in the heart of Backworth. This property exemplifies comfortable living, boasting a superb location that provides easy access to a plethora of convenient amenities, including restaurants, shops, and seamless transportation links through Northumberland Park Metro Station. Additionally, its proximity to schools presents an excellent opportunity for families.

Upon entering this delightful property, you are warmly greeted by an inviting central hallway, offering access to the main principal rooms and a conveniently located W.C. The journey begins in the living room, bathed in natural light thanks to the stunning bay window. Continuing onwards, you step into the impressive open-plan kitchen/dining/family room—a perfect space for entertaining. Abundant natural light streams through the elegant bi-fold doors that lead to the rear garden. The area allows ample space for a family dining table and additional living furniture. The high spec kitchen features an abundance of storage space with attractive wall and base units complete with silestone worktops, complemented by a central island that creates an ideal casual dining setting. This kitchen is fully equipped with integrated Bosch appliances & Wine cooler, the rest including a fridge freezer, oven, microwave, induction hob. Adjacent to the kitchen, a convenient utility room completes the functional layout.

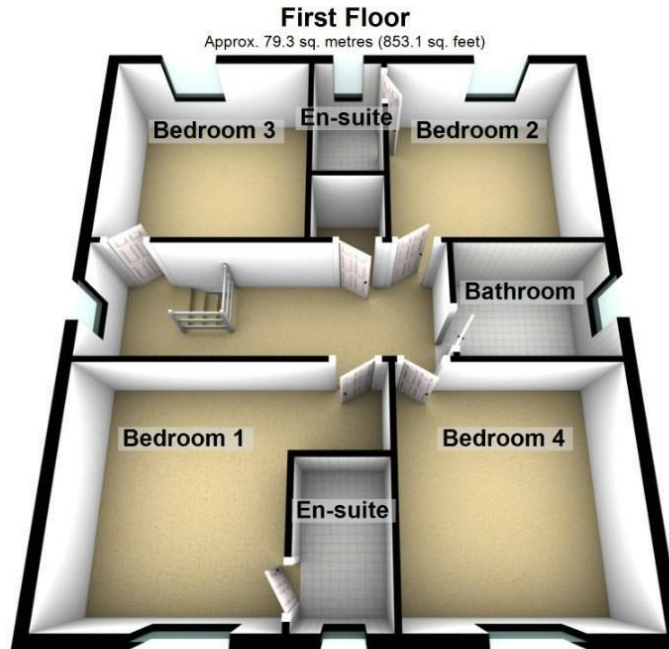
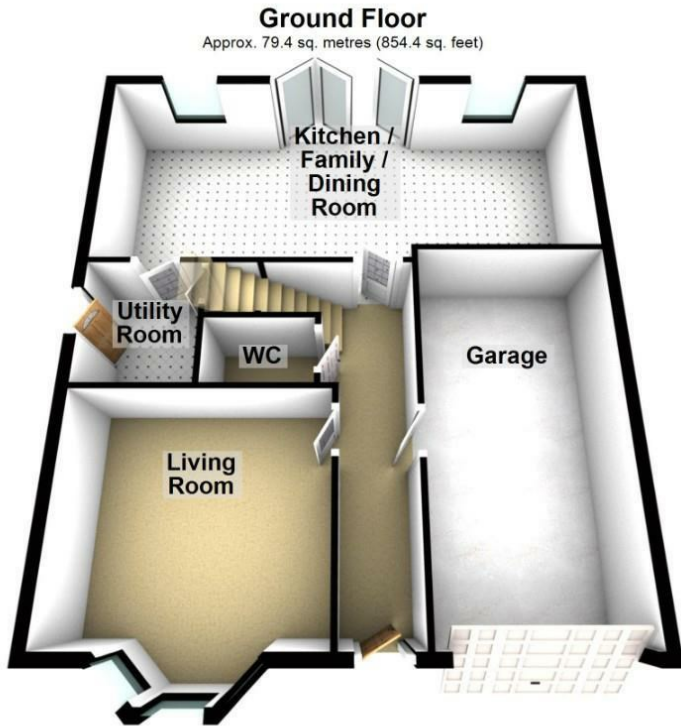
Ascending to the first floor, you will find four generously sized bedrooms, each easily accommodating a double bed and your preferred furnishings. Two of these bedrooms boast modern en-suites, complete with a walk-in shower, hand basin, and W.C. Completing the first floor is the charming main bathroom, featuring a bathtub with a hand shower, hand basin, and W.C.

Externally, to the rear of the home, you will discover a charming back garden adorned with a beautiful lawn, surrounded by a paved patio and an array of plants. Adding to the appeal, there is a summer house, currently utilised as a bar, providing an opportunity for personalization to meet your specific needs. Additionally, the property offers off-street parking facilitated by a spacious garage and a double driveway.



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

PROPERTY FLOORPLAN



Total area: approx. 158.6 sq. metres (1707.5 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
13'5" x 12'11"

Kitchen / Family / Dining Room
27'9" x 11'8"

Utility Room
6'8" x 6'2"

WC
5'8" x 3'6"

Bedroom One
15'8" x 12'4"

En Suite
7'6" x 4'5"

Bedroom Two
12'0" x 11'3"

En Suite
4'7" x 7'6"

Bedroom Three
12'0" x 11'4"

Bedroom Four
12'2" x 11'3"

Bathroom
8'0" x 6'3"

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
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