

# SIGNATURE

## NORTH EAST

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 Bluebell Wynd, Newcastle Upon Tyne NE27 0XE

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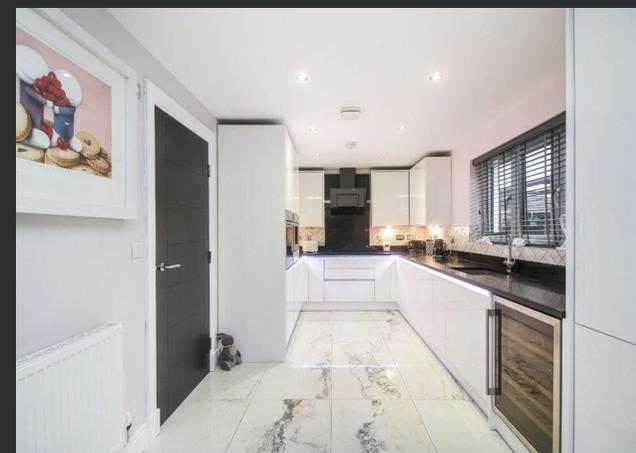
## Offers Over £500,000

Signature North East welcomes you to this charming property located in the picturesque area of Backworth, Newcastle Upon Tyne. Featuring four spacious bedrooms, this home is ideal for growing families seeking comfort and convenience. It offers easy access to a variety of local amenities and is set within a family-friendly community, with several reputable schools nearby. The area boasts excellent transport links, with major road networks including the A19 and A1(M) just a short drive away. Additionally, the Silver Link retail park and the beautiful Tynemouth coastline, perfect for outdoor activities, are within easy reach.

As you step inside, the ample hallway leads to the dining room on the left, which offers a formal setting for gatherings, highlighted by a large window that fills the room with natural light. The spacious living room is perfect for family time, featuring a large window, a media wall as a focal point, and a cosy fireplace. Internal French doors connect seamlessly to the open kitchen/dining area, enhancing the flow of the home. The kitchen boasts a wide range of wall and base units, complete with integrated appliances including a cooker, fridge, freezer, dishwasher, microwave, hob, extractor fan, and a wine cooler. An island offers additional counter space and serves as an ideal spot for casual meals. Adjacent to the kitchen, the sunroom/family room provides a cosy sitting area with views of the garden, perfect for keeping an eye on the kids or relaxing on rainy days. This central hub is perfect for gatherings and family time. A utility room and WC complete the ground floor.

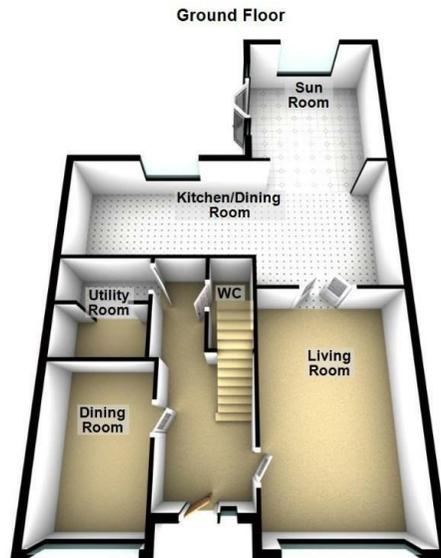
Upstairs, four well-appointed bedrooms await, each fitted with wardrobes for convenience. The master bedroom includes a three-piece en-suite with a walk-in shower. Bedrooms two and three share a Jack-and-Jill en-suite, while bedroom four currently serves as a walk-in closet. A family bathroom with a bathtub completes the upper floor, providing a relaxing space for the whole family.

Outside, the low-maintenance back garden is designed for outdoor enjoyment, featuring a large deck ideal for outdoor furniture, a green area, and raised borders. For parking, the double driveway provides off-street parking, and an additional bay for visitor parking is near by.



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

# PROPERTY FLOORPLAN



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  
18'3" x 11'9"
- Dining Room  
12'5" x 8'2"
- Kitchen / Dining Room  
27'9" x 11'7"
- Sun Room  
13'1" x 11'11"
- Utility Room  
8'3" x 7'4"
- WC  
7'4" x 3'5"
- Bedroom One  
18'4" x 11'9"
- En Suite  
8'0" x 4'10"
- Bedroom Two  
16'0" x 12'2"
- Jack and Jill En Suite  
8'2" x 5'3"
- Bedroom Three  
11'10" x 8'2"
- Bedroom Four  
11'7" x 8'0"
- Bathroom  
8'8" x 7'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</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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