

SIGNATURE

NORTH EAST

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📍 The Willows, Newcastle Upon Tyne NE27 0FT

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Asking Price
£795,000

Signature North East welcomes you to this impressive four-bedroom detached home, set within a peaceful gated setting in Backworth. Built in 2013 and finished to a high standard throughout, this wonderful home offers underfloor heating, generous living space, and a detached double garage with a superb cinema room above. Surrounded by green space and close to local amenities, it provides an ideal blend of tranquillity and convenience.

Step through the elegant entrance hall into the spacious living room, offering ample space for furnishings, a cosy log burner, and a large window that floods the room with natural light. Continue into the open-plan kitchen and family room, where modern wall and base units are complemented by sleek countertops and integrated appliances including a fridge freezer, dishwasher, washer and dryer. The family room enjoys bifold doors opening to the rear garden, enhancing brightness and flow, while the adjoining snug offers an additional reception space. A convenient WC completes the ground floor.

To the first floor, you'll find four generously sized double bedrooms, all with plenty of space for furnishings. The principal bedroom benefits from a dressing room leading into a private en suite, creating a luxurious retreat. A spacious family bathroom serves the remaining rooms, featuring a large bathtub, wash basin and WC.

Externally, the property enjoys well-kept lawns to both the front and rear, with the rear garden further enhanced by a patio area ideal for outdoor seating. Off-street parking is provided via the detached double garage, which also boasts a fantastic cinema room on the floor above, adding even more appeal to this exceptional family home.



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

PROPERTY FLOORPLAN



Total area: approx. 244.1 sq. metres (2627.0 sq. feet)

Measurements:

- Living Room
16'7" x 15'5"
- Kitchen
12'10" x 16'3"
- Family Room
12'10" x 24'8"
- Snug
10'0" x 14'7"
- WC
2'7" x 5'8"
- Cinema Room
23'2" x 16'2"
- Bedroom One
12'7" x 15'1"
- Dressing Room
6'1" x 6'8"
- En Suite
5'9" x 6'9"
- Bedroom Two
11'6" x 16'6"
- Bedroom Three
11'3" x 12'7"
- Bedroom Four
9'2" x 12'3"
- Bathroom
9'9" x 14'5"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(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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