



# Mill View, Backworth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	84	91
(81-91)	B		
(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	



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £510,000

## Description

BEAUTIFULLY PRESENTED SUBSTANTIAL FIVE BEDROOM FAMILY HOME SITUATED ON A SECLUDED PLOT WITHIN THIS POPULAR DEVELOPMENT IN BACKWORTH

We are delighted to bring to the market this immaculate five bedroom family home which offers versatile living and spacious accommodation. Benefitting from two reception rooms, open plan kitchen/diner, three bathrooms, generous size garden with a double garage and driveway parking.

Briefly comprising: Entrance to an impressive hallway which is bright and airy leading to all rooms. Double doors open to the living room which has double patio doors out to the rear garden. The dining room has a box bay window with fitted shutters overlooking the front of the property. The stylish kitchen/diner/family room is a fantastic space ideal for family living and entertaining friends. There are a good range of fitted wall and base units which include an island providing storage and seating, integrated appliances include an induction hob, extractor fan, double oven, fridge/freezer and dishwasher. Double patio doors lead to a patio area within the rear garden. A handy utility room has fitted storage, a sink, plumbing for a washing machine and a door out to the side of the property. A home office is accessed from the hallway as well as a separate W.C. with hand basin. To the first floor are five good size bedrooms, the current owners are utilising two bedrooms as dressing rooms which have fitted wardrobes providing plenty of storage. There are two en-suite shower rooms as well as a family bathroom consisting of a bath, separate walk in shower, hand basin, W.C. and heated towel rail. Externally to the rear is a generous size garden with lawn, patio, decking area and side access to the front. To the front is a double garage, driveway parking and a decked area for seating.

## Entrance Hallway

### Living Room

17'8" x 12'3"

### Dining Room

13'1" x 12'2"

### Kitchen/Breakfast/Family Room

24'4" x 17'4"

### Study

8'9" x 6'7"

### W.C.

### Bedroom

10'1" x 9'9"

### Dressing Room/Bedroom

12'0" x 8'11"

### En-Suite

### Bedroom

11'9" x 11'9"

### En-Suite

### Bedroom

11'10" x 10'0"

### Bedroom/Dressing Room

12'2" x 8'0"

### Bathroom

8'7" x 7'4"

### Externally

Externally to the rear is a generous size garden with lawn, patio, decking area and side access to the front. To the front is a double garage, driveway parking and a decked area for seating.

