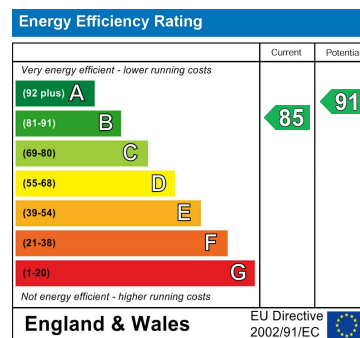




# Dukes Meadow, Backworth



**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 £550,000



## Description

BEAUTIFULLY APPOINTED FIVE BEDROOM DETACHED FAMILY HOME SET OVER THREE FLOORS SITUATED WITHIN THIS EXCLUSIVE DEVELOPMENT IN BACKWORTH OFFERED WITH NO UPPER CHAIN

Wonderful opportunity to acquire this stunning five bedroom, four bathroom detached family home located within a quiet cul-de-sac in Dukes Meadow Backworth. Boasting generous size accommodation, stylish interiors, open views across the countryside from the private rear garden and driveway parking with a garage to the front.

Briefly comprising: Entrance to an impressive hallway leading to all rooms. The living room has two sets of bi-fold doors opening out to the rear garden. The well equipped kitchen/breakfast room has stylish fitted wall and base units as well as a central island with granite worktops. Integrated appliances include a five ring gas hob, double oven, fridge/freezer, dishwasher and wine fridge. A door gives access out to the rear garden as well as a door to a handy utility room with fitted wall and base units, Belfast sink and plumbing for a washing machine. There is a door to the garage. A second reception room is accessed from the hallway and a separate W.C. with hand basin.

To the first floor are four bedrooms, two of which benefit from en-suite shower rooms. The main bathroom consists of a bath, shower over, hand basin, W.C. and heated towel rail. To the top floor is a generous size bedroom with a walk in storage cupboard and a separate stylish bathroom featuring a free standing bath, walk in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a private garden, large patio and lawn. The present owners have purchased additional land to the rear with the intention of squaring off the current plot. To the front is driveway parking, lawn and garage.

Backworth Village is a quiet yet popular residential village offering good transportation links including the nearby Northumberland Park Metro along with good road links to the picturesque North East coastline and Newcastle city centre. There are a selection of shops, restaurants, primary school and other amenities nearby.

## Entrance Hallway

### Living Room

19'1" x 12'5"

### Kitchen/Breakfast Room

19'4" x 14'1"

### Utility Room

10'2" x 7'5"

### Dining Room/Snug

12'4" x 7'3"

### W.C.

### Bedroom

24'6" x 12'5"

### En-Suite

6'0" x 5'1"

### Bedroom

14'8" x 10'2"

### En-Suite

9'6" x 3'11"

### Bedroom

14'5" x 8'8"

### Bedroom

11'1" x 6'7"

### Bathroom

7'3" x 5'11"

### Top Floor Bedroom

25'4" x 12'4"

### Top Floor Bathroom

12'6" x 11'3"

### Externally

Externally to the rear is a private garden, large patio and lawn. The present owners have purchased some additional land to the rear with the intention to extend the current plot. To the front is driveway parking, lawn and garage.

