



# Bluestone Court, Backworth NE27 0GH

## £445,000

Absolutely, without doubt, one of the most elegant and beautiful detached properties of it's style on the open market right now! This larger, Story Homes built property is beautifully positioned with a large, lovingly designed and landscaped South facing garden, showcasing patio areas, lawn, borders, shed, vegetable patches and access to the spacious block paved driveway and garage to the front. This sought after, executive development boasts excellent transport links, close proximity to popular schools, amenities and Northumberland Park Metro, You are welcomed into a stunning hallway with vaulted ceiling and Velux leading to the fabulous, sweeping staircase and first floor gallery landing, there is quality Amtico flooring to the hallway, downstairs cloaks/wc. and family living and dining kitchen. The front facing lounge is elegant and spacious with a feature media wall, the family living and dining kitchen is breathtaking with a recently installed wood stove fire, bi-fold doors and a stylish, contemporary kitchen with a range of integrated appliances. There is access through to the garage boasting superb measurements and electric garage door. The gallery landing opens to four double bedrooms, the principle with outstanding en-suite shower room. Enjoy the luxurious four piece family bathroom and when you get bored you can always step out and enjoy the wonderful outdoor space that the current family have created! Just perfect!

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For any more information regarding the property please contact us today

#### Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** a fabulous, impressive hallway with vaulted ceiling and Velux window, sweeping, turned staircase up to the first floor, Amtico flooring, under-stair cupboard, radiator, door to:

**DOWNSTAIRS CLOAKS/W.C.:** contemporary cloaks, comprising of, floating, half pedestal washbasin with mixer taps, low level w.c. with recessed flush, Amtico flooring, tiled wall and splashbacks, radiator, extractor

**LOUNGE:** (front): 15'7 x 12'4, (4.75m x 3.78m), an elegant and well presented, light and airy lounge, showcasing a feature media wall and storage, radiator, three double glazed windows allowing maximum light into the room

**FAMILY ROOM/DINING KITCHEN:** 31'0 x 12'1, (9.44m x 3.68m), maximum measurements. a stunning living and dining room, with a fabulous contemporary stove fire, double glazed bi-fold doors and additional double glazed French doors opening out to the garden, Amtico flooring. The kitchen is fitted with a gorgeous and stylish range of high gloss base, wall and drawer units, co-ordinating worktops, integrated electric double oven, microwave, gas hob, cooker hood, fridge and freezer, dishwasher, washer/dryer, one and a half bowl sink unit with mixer taps, brick effect tiling, spotlights to ceiling, double glazed window, three radiators, door to:

**GARAGE:** 16'6 x 8'6, (5.03m x 2.59m), electric door, central heating boiler, storage

**FIRST FLOOR LANDING:** Gallery landing with loft access, radiator, door to:

**FAMILY BATHROOM:** 9'9 x 7'8, (2.97m x 2.33m), a luxurious and spacious family bathroom, with shower cubicle, chrome shower enjoying a ceiling mounted forest waterfall spray, bath with wall mounted mixer taps and shower spray, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, Amtico flooring, mirrored wall, chrome ladder radiator, double glazed window, fully tiled walls, spotlights to ceiling

**BEDROOM ONE:** (front): 12'5 x 11'5, (3.78m x 3.48m), two double glazed window, radiator, door to:

**EN-SUITE:** stunning en-suite with shower cubicle, chrome shower and ceiling mounted forest waterfall spray, floating vanity unit with on-bench sink, mixer taps, low level w.c. with recessed flush, shaver point, double glazed window, chrome ladder radiator, Amtico flooring, extractor

**BEDROOM TWO:** (rear): 10'5 x 9'7, (3.18m x 2.92m), radiator, double glazed window

**BEDROOM THREE:** (rear): 11'9 x 9'6, (3.58m x 2.90m), radiator, double glazed window

**BEDROOM FOUR:** (front): 13'1 x 8'9, (3.99m x 2.67m), radiator, double glazed window

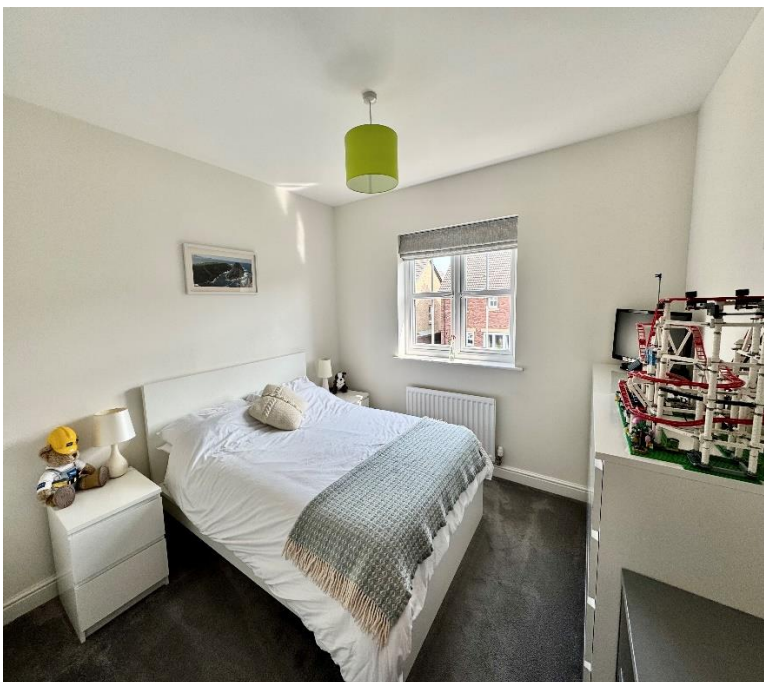
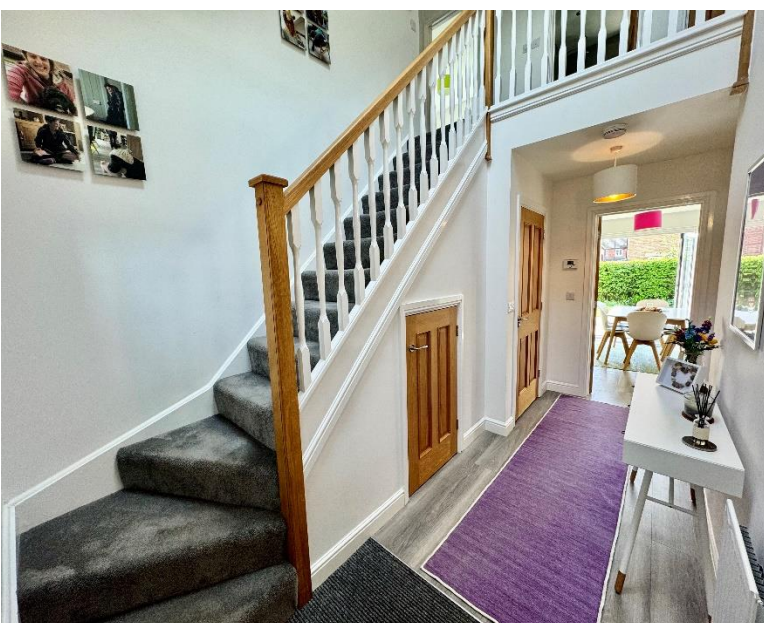
**EXTERNALLY:** stunning, enclosed South facing rear garden. Enjoying, lawn, patio, vegetable patches, borders, shed, gated access through to the block paved front driveway and garage. Electric point and outside tap

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any..

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Ground rent payable approximately £120 per annum.

COUNCIL TAX BAND: D

EPC RATING: B

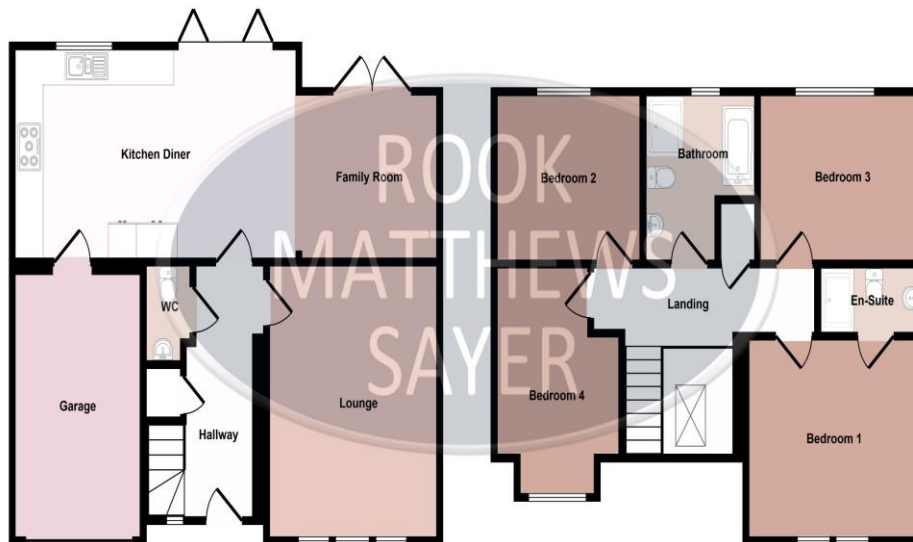
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Ground Floor 29 Bluestone Court

First Floor

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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