



Hotspur North | Backworth | NE27 0FZ

**£400,000**

This outstanding, detached, family home is undoubtedly one of the finest of its type on the open market today. Show Home Quality throughout and beautifully positioned, set back from the road. One of Story Homes "Boston" designs, it exudes space, light, upgrades and style. Enjoying a fabulous sized rear garden which secures afternoon and late sunshine to the rear, extensive lawn, and patio, front driveway and spacious garage. This hugely sought after modern development has excellent transport links to the A1058 City Centre and the A19 North and South, it is also in close proximity to local schools, Metro, shops, the Silverlink Retail Park and Cobalt Business Park. If you have a furry friend or bikes enjoy treks along the local wagonways or our gorgeous coastline is approximately a 10-15 minute drive! There is an impressive entrance hallway, downstairs cloaks/w.c., lounge with feature bay window, fabulous dining kitchen with bi-fold doors out to the garden, stylish and contemporary kitchen with a range of integrated appliances, separate utility room with access both to the garage and out to the garden area. Excellent sized landing area, leading to four double bedrooms, three with beautiful fitted storage and the principle bedroom with luxurious en-suite shower room. Elegant and spacious family bathroom with separate shower cubicle. A wonderful family home!

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For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** a welcoming and spacious hallway with Amtico flooring, turned staircase to the first floor, concealed pull out under-stair storage, door to:

**DOWNSTAIRS CLOAKS/W.C.:** hand washbasin with mixer taps, low level w.c. with push button cistern, contemporary tiling, radiator, Amtico flooring

**LOUNGE:** (front): 19'2 x 11'11, (5.84m x 3.63m), with measurements into feature double glazed bay window, radiator

**DINING KITCHEN:** (rear): 21'4 x 10'5, (6.50m x 3.18m), a stunning family dining kitchen, incorporating a range of stylish base, wall and drawer units, contrasting worktops, integrated electric double oven, microwave, gas hob, cooker hood, fridge/freezer, dishwasher, plinth lighting, spotlights to ceiling, double glazed window, one and a half bowl sink unit with mixer taps, Amtico flooring, radiator, double glazed bi-fold doors out to the garden, door to:

**UTILITY ROOM:** 10'6 x 5'4, (3.20m x 1.62m), contemporary base units, roll edge worktops, integrated washing machine, single drainer sink unit with mixer taps, Amtico flooring, door to garage, double glazed door out to the garden

**GARAGE:** 17'7 x 8'2, (5.36m x 2.48m), combination boiler, up and over garage door, EV charger, (negotiable)

**FIRST FLOOR LANDING AREA:** airing cupboard housing hot water tank, loft access with pull down ladders, we understand that the loft is boarded for storage purposes

**BEDROOM ONE:** (front): 15'9 x 11'0, (4.80m x 3.35m), with measurements into feature double glazed bay window, gorgeous "Hammonds" fitted wardrobes, radiator, door to:

**EN-SUITE SHOWER ROOM:** luxurious en-suite, comprising of, shower cubicle, chrome shower with additional forest waterfall spray, floating on bench sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls, tiled floor, double glazed window, chrome ladder radiator, shaver point

**BEDROOM TWO:** (front): 14'9 x 8'3, (4.50m x 2.52m), radiator, double glazed window

**BEDROOM THREE:** (rear): 11'9 x 10'0, (3.58m x 3.05m), quality fitted desk and storage, radiator, double glazed window

**BEDROOM FOUR:** (rear): 12'7 x 7'7, (3.84m x 2.31m), fabulous fitted wardrobes providing ample hanging and storage space, radiator, double glazed window

**BATHROOM:** 8'8 x 6'9, (2.54m x 2.06m), luxurious family bathroom with excellent proportions. Showcasing, bath with chrome wall mounted mixer taps and shower spray, separate shower cubicle with chrome shower and forest waterfall spray, floating, vanity sink unit with on-bench sink, mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, fitted mirror, spotlights to ceiling, chrome ladder radiator, double glazed window

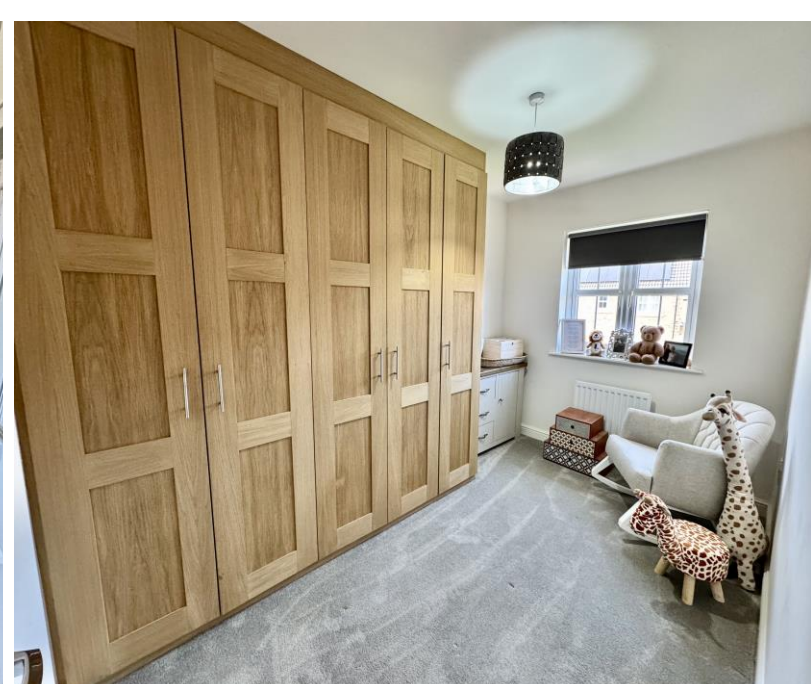
**EXTERNALLY:** a beautiful and generous rear garden, fenced and enclosed with lawn, patio, additional rear patio which captures most of the evening sunshine, side, gated access to the front driveway and garage

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mans/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

MANAGEMENT FEE: £95.42 per annum for maintenance of shared grounds

COUNCIL TAX BAND: D

EPC RATING: B

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Ground Floor 36 Hotspur North Floorplan V.1

First Floor

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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