

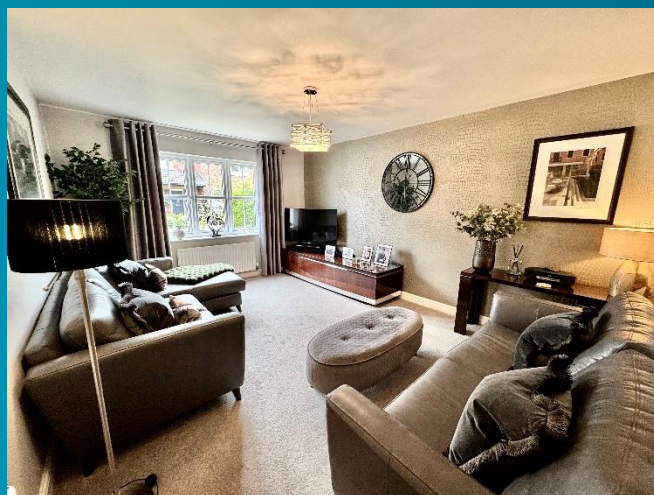


Bluestone Court | Backworth | NE27 0GH

£399,950

A fabulous, detached family home, beautifully positioned within this highly sought after cul-de-sac and showcasing 1,366 Sq ft of show home standard elegance and luxury! Immaculate throughout and boasting an impressive and spacious hallway with feature turned staircase up to the first floor, access through to the large garage with rear utility area, downstairs cloaks/w.c., excellent sized lounge, stunning family dining kitchen with integrated appliances and bi-fold doors out to the garden area. Wonderful landing area, four double bedrooms, the principle bedroom with luxurious en-suite shower room. Outstanding, larger family bathroom with walk-in shower cubicle. A lovingly designed and landscaped rear garden with patios, lawn and raised borders, front lawn, block paved driveway and integral garage. Just beautiful

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: an impressive and spacious hallway with central, turned staircase up to the first floor, large, under-stair cupboard, door into utility/garage area, radiator, wood effect flooring door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin with mixer taps, low level w.c. with push button cistern, radiator, tile effect flooring, contemporary tiling, extractor fan, mostly tiled walls

LOUNGE: (front): 16'5 x 11'7, (5.0m x 3.53m), gorgeous and elegant front facing lounge, double glazed window, radiator

DINING KITCHEN: 25'0 x 10'0, (7.62m x 3.05m), outstanding, open family dining kitchen incorporating a beautiful range of high gloss base, wall and drawer units, roll edge worktops, integrated electric double oven, microwave, gas hob, integrated fridge and freezer, dishwasher, one and a half bowl sink unit with mixer taps, radiator, double glazed bi-fold doors out to the garden, double glazed window, mirrored feature wall, spotlights to ceiling, wood effect flooring, plinth lighting

UTILITY/GARAGE: 18'7 x 8'2, (5.66m x 2.48m), high gloss base units, roll edge worktops, plumbing for automatic washing machine, central heating boiler, double glazed window, up and over garage door

FIRST FLOOR LANDING: superb landing area, loft access, radiator, double glazed window

BEDROOM ONE: (front): 13'6 x 11'7, (4.12m x 3.53m), beautifully presented principal bedroom with freestanding wardrobes, (negotiable), radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: stunning en-suite, showcasing, shower cubicle, chrome shower with additional ceiling mounted forest waterfall spray, floating on-bench sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, chrome ladder radiator, spotlights to ceiling

BEDROOM TWO: (front): 12'3 x 9'2, (3.76m x 2.79m), excluding depth of stylish fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (rear): 13'7 x 9'2, (4.15m x 2.79m), including depth of fitted wardrobes, radiator, double glazed window

BEDROOM FOUR: (rear): 10'1 x 8'2, (3.07m x 2.48m), radiator, double glazed window

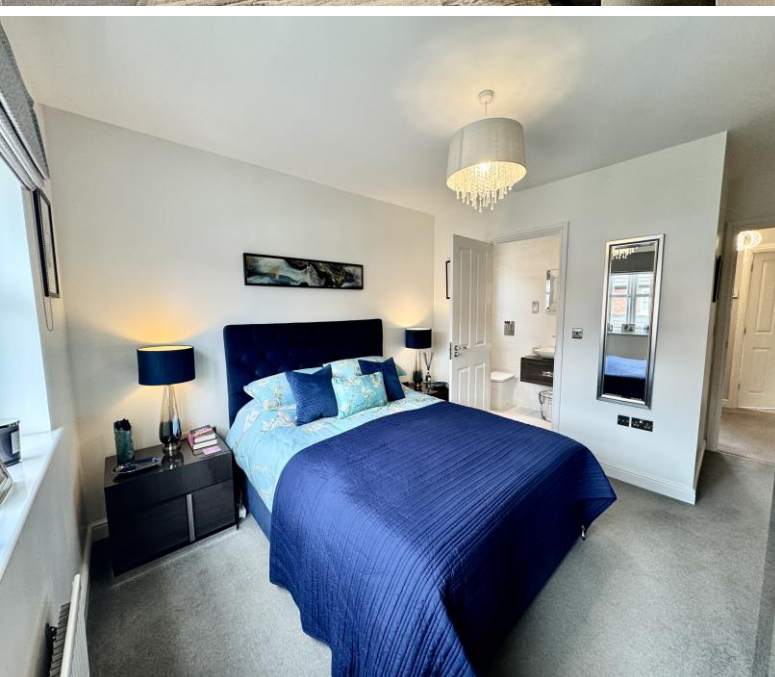
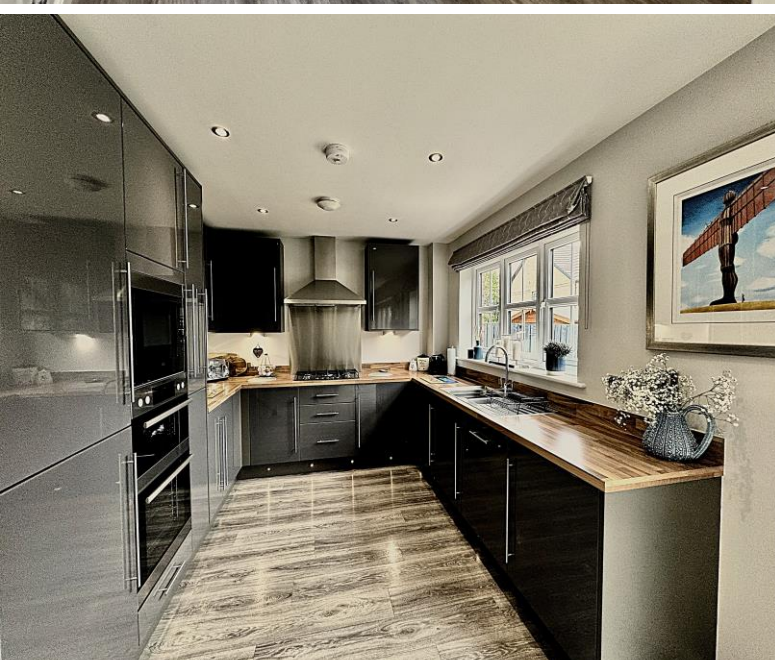
FAMILY BATHROOM: 10'0 x 6'8, (3.05m x 2.03m), another luxurious bathroom, comprising of, bath with wall mounted mixer taps and shower spray, separate walk-in shower cubicle with chrome shower and additional ceiling mounted forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, mirrored wall, chrome ladder radiator, double glazed window

EXTERNALLY: an outstanding, beautifully designed, planned and landscaped rear garden, with patio areas, raised borders, lawn, outside tap, gated access to the front block paved driveway and garage

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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

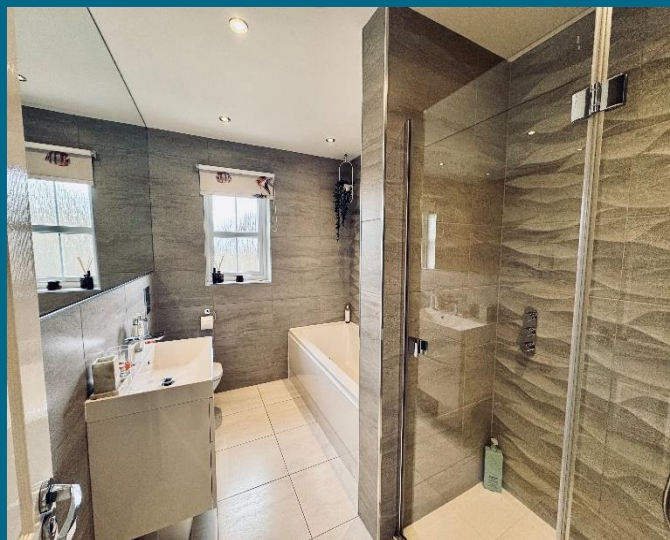
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Estate Management Fee: Approx £120 per year

COUNCIL TAX BAND: D

EPC RATING: B

WB3089.AI.DB.29.05.2025.V.2



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"DoubleClick Insert Picture"
FLOORPLAN

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		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.