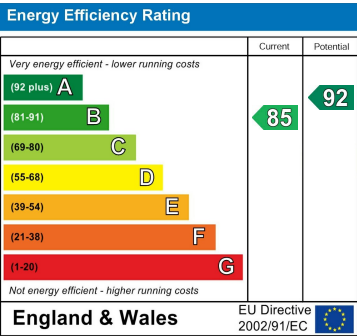




Greysfield, Backworth



Offers Over £525,000

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.

Description

SUBSTANTIAL CONTEMPORARY FIVE BEDROOM
DETACHED PROPERTY SITUATED WITHIN A QUIET CUL-
DE-SAC UPON THIS POPULAR RESIDENTIAL
DEVELOPMENT IN BACKWORTH

Brannen & Partners are delighted to bring to the market this considerably sized five bedroom family home, perfectly positioned within a quiet cul-de-sac upon the sought after residential estate of Backworth Park, Backworth. Boasting modern interiors, open plan living, spacious accommodation, ample private rear garden, large driveway and integral garage.

Briefly comprising: Entrance to a welcoming hallway which gives access to all principal rooms of the ground floor and stairs leading to the first floor.

Double fronted, the two reception spaces are positioned to the front of the home. Both generously sized and fitted with plantation shutters creating a naturally light feel, the secondary reception space is currently utilised as a snug/playroom.

Progressing into the rear of the home, the beautifully appointed open plan kitchen/diner/family room is flooded with natural light due to the multiple windows and bifolding doors which open out to a patio area.

The kitchen is well equipped with matte black cabinetry and quality Silestone worktops, with an island to the centre housing a Neff induction hob, breakfast bar for dining and providing further storage, complete with a floating extractor hood overhead. Further integrated appliances include an eye level Bosch oven and combi microwave, wine fridge, dishwasher, full height fridge and freezer. A handy utility room has fitted base units, Silestone worktops, sink and plumbing for a washing machine and tumble dryer, with a convenient W.C. completing the space. Additionally, the home benefits from an integrated Hive thermostat system which can be controlled from here, as well as the primary bedroom.

To the first floor is a spacious landing accessing five bedrooms and family bathroom. All five bedrooms are good size doubles and well appointed to the first floor, with the primary bedroom incorporating a dressing area and en suite shower room, comprising a double walk in shower, wall mounted hand basin, integral W.C. and heated towel rail.

Finalising the home, the sizeable family bathroom presents a bath with shower attachment, separate walk in shower, wall mounted hand basin, integral W.C. and heated towel rail.

Externally to the rear is a generous enclosed private garden, laid mainly to lawn with a paved patio and sunken seating area. Gated side access leads to the front of the home housing an EV charging point, where there is a large driveway and access to the integral garage.

Backworth is a popular residential area 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. Northumberland Park station now operates the Northern Line rail route also. There are a selection of shops, restaurants, primary school and other amenities nearby.

Entrance Hallway
11'9" x 6'6"

Living Room
14'0" x 11'4"

Play Room/Snug
11'8" x 11'1"

Kitchen/Diner/Family Room
24'7" x 28'11"

Utility Room
6'1" x 6'1"

W.C.
5'5" x 3'2"

Bedroom One
10'9" x 11'5"

En-Suite
5'9" x 7'2"

Bedroom Two
11'9" x 10'9"

Bedroom Three
9'10" x 10'10"

Bedroom Four
10'9" x 10'8"

Bedroom Five
8'4" x 12'3"

Bathroom
8'4" x 7'9"

Garage
22'5" x 10'0"

Rear Garden & Front Driveway

Tenure
Freehold

