

# SIGNATURE

## NORTH EAST

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📍 Briardene Way, Newcastle Upon Tyne NE27 0XP

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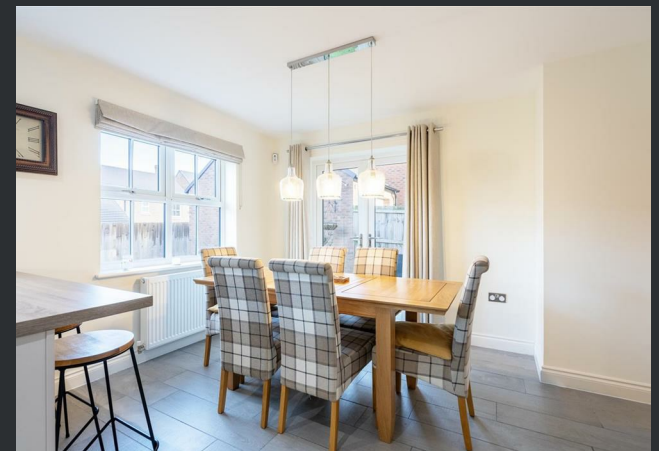
**Offers Over £400,000**

Signature North East proudly presents this impressive four-bedroom detached property, located on Briardene Way in Backworth. Set within a peaceful yet well-connected area, the home is nearby to Northumberland Park Metro Station, offering direct links to Newcastle city centre. Excellent road connections via the A19 and A1, along with convenient local bus services, ensure effortless commuting. Nearby amenities include Northumberland Park's shopping facilities and the extensive Silverlink Retail Park, offering a wide range of shops, dining, and leisure options. The area is further enhanced by highly regarded schools.

Upon entering, you are welcomed into the spacious living room, offering ample room for desired furnishings. A large front-facing window and double patio doors to the rear garden create a bright, airy setting, complemented by an electric fireplace at the heart of the room. The kitchen boasts attractive wall and base units with stylish countertops, a breakfast bar for up to three stools, and space for a dining table. From here, elegant French doors lead to the rear garden. Integrated appliances include a dishwasher, fridge/freezer, microwave, oven, and wine cooler. Just off the kitchen is the utility room and a W.C. At the front of the home is a versatile playroom, ideal for use as a study or additional reception room.

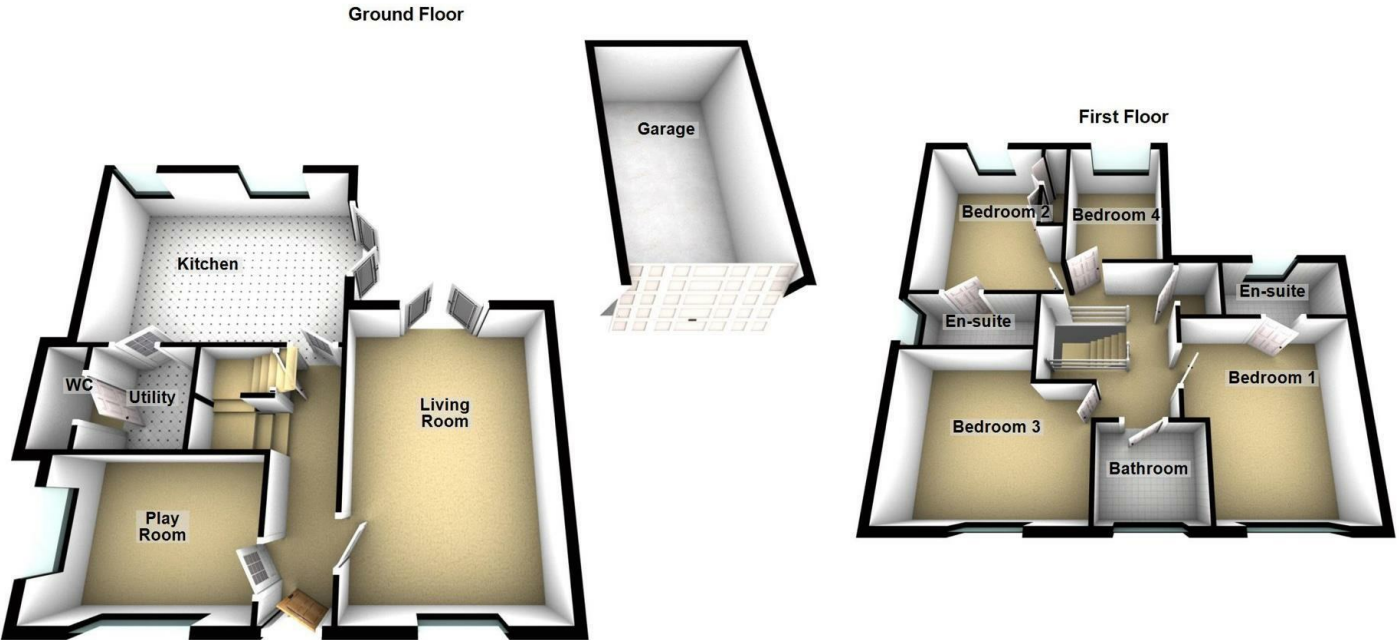
Continuing to the first floor, you will find four well-proportioned bedrooms. Bedrooms one, two, and three can comfortably accommodate a double bed with furnishings, while bedroom four suits a single bed with added items. Bedrooms one and two each benefit from an en-suite featuring a shower, W.C., and hand basin, with bedroom two further enhanced by fitted wardrobes. Completing this floor is the family bathroom, fitted with a bathtub, hand basin, and W.C.

Externally, the property offers a generous rear garden laid to lawn, perfect for outdoor furniture and family enjoyment. To the side of the home, you will find the garage and a driveway providing parking for multiple vehicles.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 151.6 sq. metres (1632.2 sq. feet)

## Measurements:

Living Room  
17'8" x 12'4"

Kitchen  
12'4" x 18'0"

Utility  
6'0" x 6'3"

Play Room  
8'8" x 12'2"

W C  
2'10" x 6'2"

Bedroom One  
13'4" x 11'6"

En Suite  
3'10" x 8'4"

Bedroom Two  
12'7" x 10'7"

En Suite  
3'10" x 9'0"

Bedroom Three  
13'1" x 11'1"

Bedroom Four  
7'1" x 9'3"

Bathroom  
5'7" x 7'0"

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 93        |
| (81-91) B                                   | 84                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





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