

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 The Willows, Newcastle Upon Tyne NE27 0FT

The Willows, Newcastle Upon Tyne NE27 0FT

Asking Price
£795,000

Signature North East welcomes you to this impressive four-bedroom detached home, set within a peaceful gated setting in Backworth. Built in 2013 and finished to a high standard throughout, this wonderful home offers underfloor heating, generous living space, and a detached double garage with a superb cinema room above. Surrounded by green space and close to local amenities, it provides an ideal blend of tranquillity and convenience.

Step through the elegant entrance hall into the spacious living room, offering ample space for furnishings, a cosy log burner, and a large window that floods the room with natural light. Continue into the open-plan kitchen and family room, where modern wall and base units are complemented by sleek countertops and integrated appliances including a fridge freezer, dishwasher, washer and dryer. The family room enjoys bifold doors opening to the rear garden, enhancing brightness and flow, while the adjoining snug offers an additional reception space. A convenient WC completes the ground floor.

To the first floor, you'll find four generously sized double bedrooms, all with plenty of space for furnishings. The principal bedroom benefits from a dressing room leading into a private en suite, creating a luxurious retreat. A spacious family bathroom serves the remaining rooms, featuring a large bathtub, wash basin and WC.

Externally, the property enjoys well-kept lawns to both the front and rear, with the rear garden further enhanced by a patio area ideal for outdoor seating. Off-street parking is provided via the detached double garage, which also boasts a fantastic cinema room on the floor above, adding even more appeal to this exceptional family home.



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

PROPERTY FLOORPLAN



Total area: approx. 244.1 sq. metres (2627.0 sq. feet)

Measurements:

- Living Room
16'7" x 15'5"
- Kitchen
12'10" x 16'3"
- Family Room
12'10" x 24'8"
- Snug
10'0" x 14'7"
- WC
2'7" x 5'8"
- Cinema Room
23'2" x 16'2"
- Bedroom One
12'7" x 15'1"
- Dressing Room
6'1" x 6'8"
- En Suite
5'9" x 6'9"
- Bedroom Two
11'6" x 16'6"
- Bedroom Three
11'3" x 12'7"
- Bedroom Four
9'2" x 12'3"
- Bathroom
9'9" x 14'5"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	86
(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		





More 5 Star Customer Reviews than any other Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk)



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on [allAgents.co.uk](https://allagents.co.uk) - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News