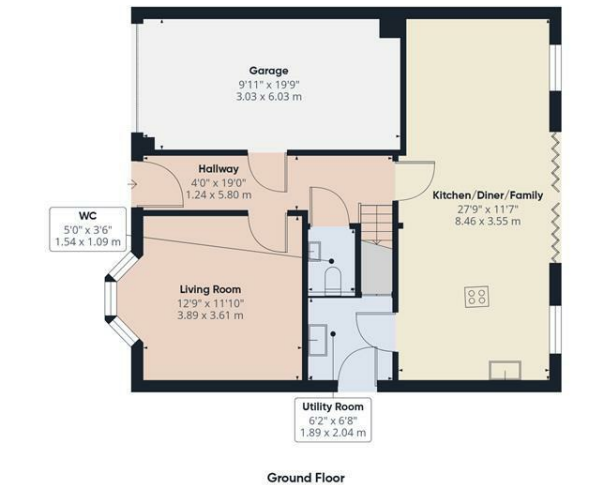




Briardene Way, Backworth

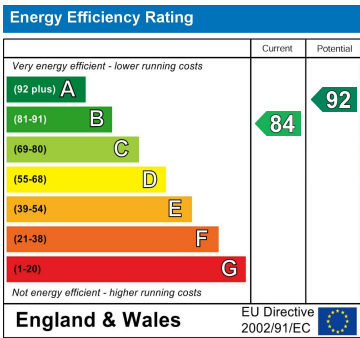


Approximate total area⁽¹⁾
1651 ft²
153.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Price Guide £450,000

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

WONDERFUL OPPORTUNITY TO ACQUIRE THIS MODERN FOUR BEDROOM DETACHED FAMILY HOME SITUATED WITHIN THIS POPULAR DEVELOPMENT IN BACKWORTH

Brannen & Partners are delighted to bring to the market this immaculately presented four bedroom, three bathroom detached property situated in Backworth. Boasting modern interiors, open plan living, spacious accommodation, private rear garden, large driveway and garage.

Briefly comprising: Entrance to a welcoming hallway which gives access to all rooms, including the integral garage and stairs lead to the first floor. To the front of the property is a well proportioned living room featuring a bay window. Overlooking the rear garden is a beautifully appointed, open plan kitchen/diner/family room, flooded with natural light due to the multiple windows and Bi-folding doors which open out to a patio area. The kitchen is well equipped with quality quartz worktops and an island which houses an induction hob and provides storage. Further integrated appliances include an oven, microwave, extractor hood, fridge/freezer, wine fridge and dishwasher. A handy utility room has fitted wall and base units, quartz worktops, sink and plumbing for a washing machine and tumble dryer. A separate W.C. can be located off the hallway.

To the first floor is a spacious landing accessing four bedrooms and family bathroom. All four bedrooms are good size doubles, two of which benefit from modern en-suites, comprising a step in shower, hand basin, W.C. and heated towel rail. The bathroom has a bath with shower attachment, hand basin, 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 side access to the front where there is a large driveway and 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

Living Room
12'9" x 11'10"

Kitchen/Diner/Family Room
27'9" x 11'7"

Utility Room
6'8" x 6'2"

W.C.

Bedroom One
12'6" x 12'4"

En-suite
7'6" x 3'10"

Bedroom Two
11'10" x 11'2"

En-suite
7'6" x 3'11"

Bedroom Three
12'4" x 10'0"

Bedroom Four
11'11" x 11'3"

Bathroom
7'11" x 5'6"

Externally

Externally to the rear is a generous enclosed private garden, laid mainly to lawn with a paved patio and side access to the front where there is a large driveway and garage.

Tenure
Freehold

