

Briardene Way | Backworth | NE27 0GP

£399,995

An outstanding four-bedroom detached family home, built by the renowned Story Homes and positioned on this highly sought after estate. This development is close to local amenities, popular schools and excellent transport links, with Northumberland Park Metro Station nearby. Beautifully presented throughout, the property welcomes you into a spacious hallway and staircase leading to the first floor and downstairs toilet. Generous sized lounge with feature bay window, impressive open plan kitchen and dining area with integrated appliances, selection of high gloss wall and base units, bi-fold doors to the rear garden and separate utility room with access to the rear garden and garage. To the first floor, a substantial landing provides access to four double bedrooms and the family bathroom with separate bath and shower cubicle. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite with shower cubicle. Externally, the property features a double width driveway, integral garage, alongside a lawned front garden. To the rear is a generous and beautiful maintained enclosed garden.

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Gorgeous Detached Family Home

Close to Most Local Amenities, Metro and Popular Schools

Beautiful Lounge with Feature Bay Window

Superb Sized Hallway

Fabulous Kitchen/Diner with Integrated Appliances and Bi Fold Doors

Downstairs W.C and Utility Room

Stunning Family Bathroom

Double Width Driveway, Garage and Private Rear Garden

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Staircase to the first floor with oak banister, under stair cupboard, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: Hand wash basin with mixer taps, low level w.c with recessed flush, tiled walls and radiator

LOUNGE: (front): 19'7 x 11'1, (5.97 x 3.38), Feature Bay double glazed window, radiator

DINING KITCHEN: (rear): 21'5 x 11'1, (6.53m x 3.38m), Impressive kitchen diner, incorporating a range of high gloss base, wall and drawer units, contrasting worktops, integrated double oven, five hob gas hob, cooker hood, microwave, fridge/freezer, dishwasher, one and a half drainer sink unit with taps, double glazed bi-fold doors to the rear garden, double glazed window, spotlights to ceiling, radiator, door to:

UTILITY ROOM: 11'1 x 5'4 (3.38m x 1.62m), High gloss base and wall units, contrasting worktops, single drainer sink unit with taps, plumbing for washing machine, doors to rear and integral garage, radiator

EXTERNALLY: To the front of the property is a blocked paved, double width driveway, lawned area, integral garage, large rear garden with lawn and patio area, fence and hedged boarders

FIRST FLOOR LANDING AREA: Impressive sized landing area, airing cupboard, door to:

BEDROOM ONE: (front): 16'3 x 11'1, (4.95m x 3.38m), Feature Bay double glazed window, fitted wardrobes, radiator, door to:

EN-SUITE SHOWER ROOM: Stunning en-suite with separate shower cubicle, floating vanity sink unit with bowl, mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, double glazed window, chrome ladder radiator, spotlights to ceiling

BEDROOM TWO: (front): 14'8 x 8'3, (4.47m x 2.52m) Double glazed window, radiator

BEDROOM THREE: (rear): 11'9 x 11'8, (3.58m x 3.56m) Double glazed window, radiator

BEDROOM FOUR: (rear): 12'3 x 7'7, (3.73m x 2.31m) Double glazed window, radiator

FAMILY BATHROOM: 9'6 x 7'0, (2.90m x 2.13m), Fabulous bathroom comprising of bath with chrome taps, shower spray, separate shower cubicle, vanity sink unit with mixer taps, low level w.c with recessed flush, fully tiled walls, double glazed window, chrome ladder radiator, spotlights to ceiling

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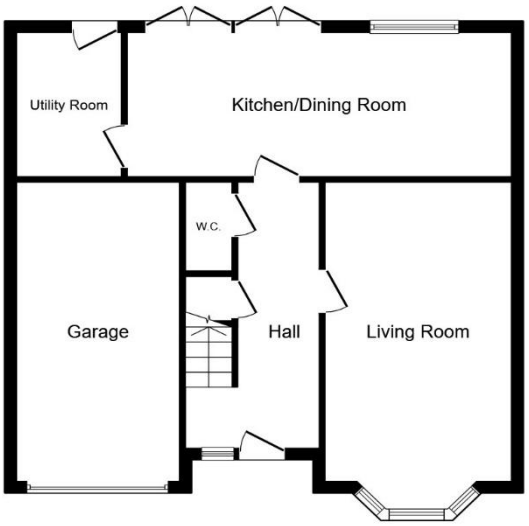




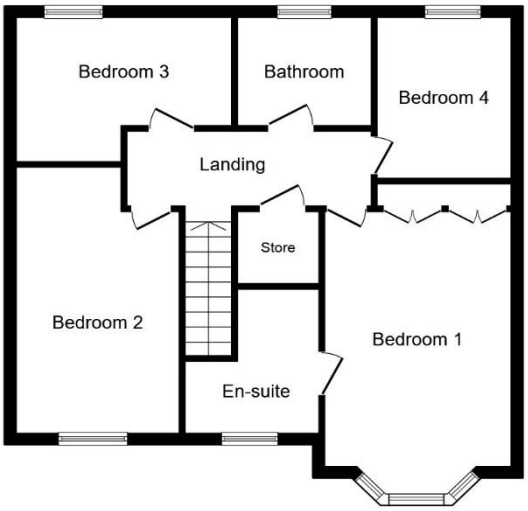


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Ground Floor



First Floor

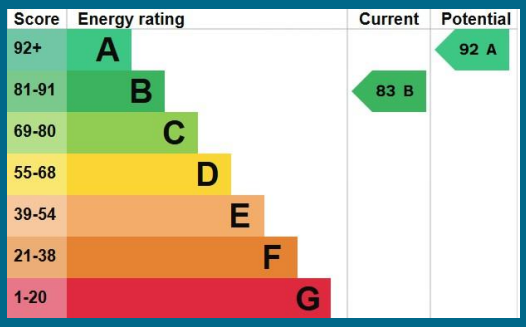
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband:
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING
The Northeast 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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".



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

COUNCIL TAX BAND: D

EPC RATING: B

WB4169 TJ.DB.19.11.2026 V.1

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.

The Property Ombudsman

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