

SIGNATURE

NORTH EAST

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📍 Fairway Lane, Newcastle Upon Tyne NE27 0XN

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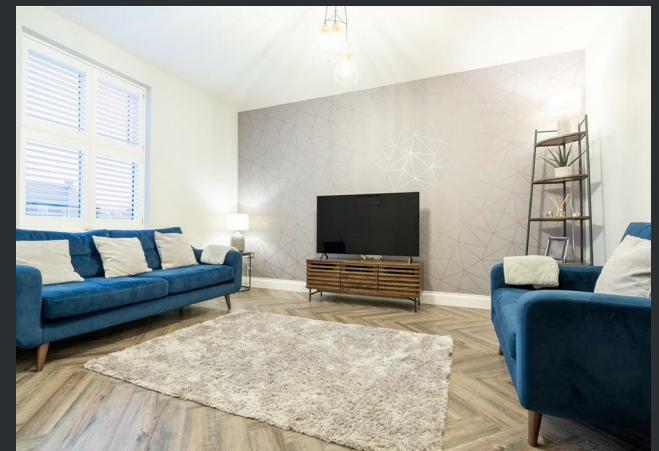
Offers Over £535,000

Signature North East welcomes you to this impressive five-bedroom, detached home, ideally located in the desirable village of Backworth. Built in 2018, the property is situated within a peaceful cul-de-sac setting, enjoying no passing traffic while remaining close to a range of everyday amenities including local shops, schools and eateries. Backworth Golf Club is nearby, and excellent transport links are provided via Northumberland Park Metro and the A19, offering easy access across the region.

From the entrance hallway, step into the bright and welcoming living room, where a large window allows natural light to flood the space. The kitchen is fitted with attractive wall and base units, offering generous worktop space and integrated appliances including a fridge freezer, dishwasher, oven and hob. The kitchen flows seamlessly into a spacious dining area, creating a sociable and practical layout, with elegant bi-fold doors opening out to the rear garden. A cosy snug provides additional versatile living space, while a convenient utility room and ground floor WC complete the accommodation on this level.

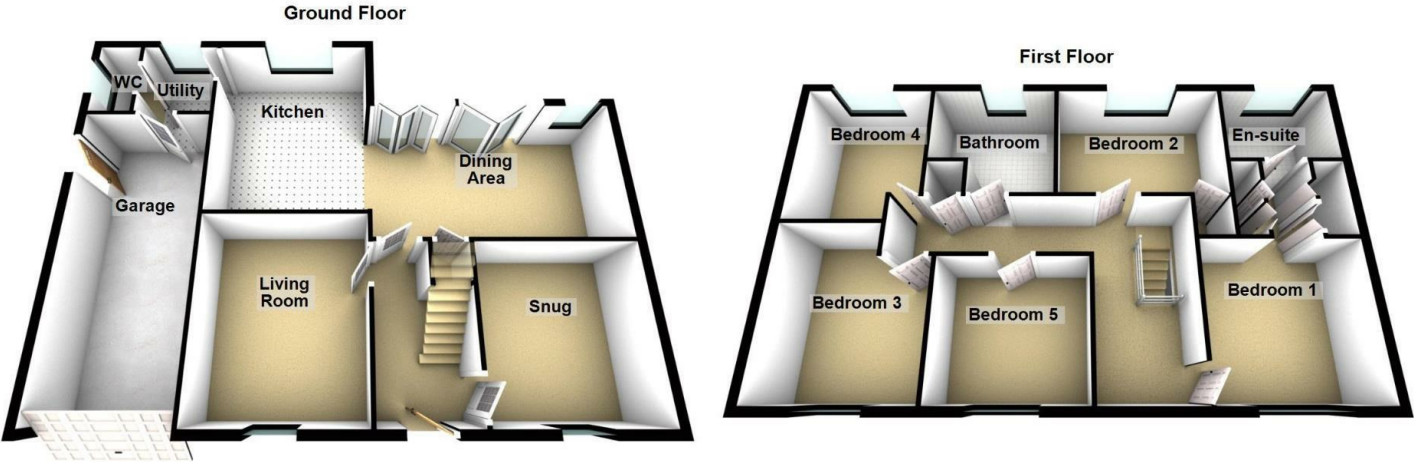
To the first floor, the property offers five well-proportioned double bedrooms, providing flexible accommodation ideal for family living. The principal bedroom benefits from built-in wardrobes and a private en-suite, while the family bathroom is well-appointed and comprises a bathtub, walk-in shower, wash basin and WC.

Externally, the property boasts a spacious rear garden laid mainly to lawn with a patio area, ideal for outdoor entertaining and family use. To the front, there is a driveway providing parking for multiple vehicles alongside a well-maintained green area, with further off-street parking available via the garage.



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

PROPERTY FLOORPLAN



Total area: approx. 180.4 sq. metres (1941.3 sq. feet)

Measurements:

- Living Room
13'10" x 11'7"
- Kitchen
14'2" x 10'9"
- Dining Area
10'7" x 18'3"
- Snug
11'8" x 11'2"
- WC
3'2" x 6'0"
- Utility
5'10" x 6'0"
- Bedroom One
10'8" x 10'11"
- En Suite
5'11" x 7'11"
- Bedroom Two
11'9"r x 10'8"
- Bedroom Three
10'6" x 10'7"
- Bedroom Four
8'5" x 12'1"
- Bedroom Five
9'9" x 10'10"
- Bathroom
8'7" x 8'7"
- Garage
22'0" x 9'3"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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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