



Staple Court Backworth

A stunning and elegant detached family home on this highly sought after development. Superbly located at the head of a quiet cul de sac with a lovely outlook to the front, this ultra, modern detached house is impeccably presented. Boasting excellent room sizes, lounge with feature bay window. Study/tv room, downstairs cloakroom with low level w.c an outstanding family dining kitchen, the kitchen area with integrated appliances fitted with a fabulous range of floor and drawer units with co-ordinating work tops, identical splash back panels, one and a half bowl stainless steel sink unit with mixer tap, central feature island incorporating a breakfast bar and space for family dining, double French doors leading to the beautiful enclosed rear garden. Utility room with fitted wall and base units, plumbed for washing machine, Four, double bedrooms to the first floor, master with luxurious en-suite and fitted mirrored wardrobe.

The property comes highly recommended, built in recent years with transferable NHBC warranty. Other attractions include, gas central heating, UPVC double glazing, tasteful decor, matching luxury vinyl/carpet floor coverings, Garage, L shaped blocked paved drive with parking for three vehicles and an enclosed sun trap rear garden.

Freehold, Council Tax Band: E, EPC: B

We stress viewing is imperative to appreciate this wonderful family home.

£375,000

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Staple Court

Backworth

ENTRANCE

Composite Double-Glazed door to:

ENTRANCE HALLWAY:

Stairs to first floor landing, radiator.

CLOAKS/WC:

Low level wc, pedestal wash hand basin, part tiling to walls, radiator, double glazed window, spotlights

LOUNGE:

Measurements into bay 17'6 x 11'9 (5.33m x 3.58m)

Radiator, Tv point

TV ROOM/STUDY:

Maximum measurements 6'8 x 6'6 (2.03m x 1.98m)

Double glazed window to front, radiator.



KITCHEN/FAMILY DINING ROOM:

Maximum measurements 23'2 x 12'9 (7.06m x 3.89)

Double glazed window to rear, radiator, range of floor, wall and drawer units, co-ordinating work tops, identical splash backs, stainless steel one and a half bowl sink unit with mixer tap. Built in double oven with gas hob, extractor fan, integrated fridge freezer, dishwasher.

Feature centre island breakfast bar, seating and dining area with double glazed French doors, spotlights

UTILITY ROOM:

Fitted wall and base units, work tops and splashbacks, Stainless steel sink unit, Plumbed, for washing machine, radiator, composite double- glazed door to side, spotlights



FIRST FLOOR LANDING:

Double glazed window to side, built in storage unit, radiator

MASTER BEDROOM: Measurements into wardrobes 14'11x 10'7 into alcove (4.55m x 3.22m)

Double glazed window to front, radiator, fitted mirrored wardrobes t.v point.

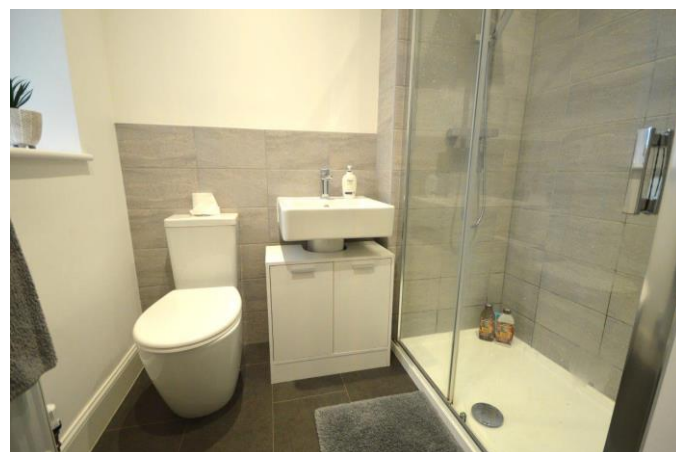


ENSUITE:

Frosted double glazed window to front, low level wc, wash hand basin, shower cubicle with shower, part tiling to walls, spotlights

BEDROOM TWO: Measurements 12'5 x 8'11 (3.78m x 2.72m)

Double glazed window to rear, radiator



BEDROOM THREE: Measurements 10'6 x 8'11 (3.20m x 2.72m)

Double glazed window to rear, radiator

BEDROOM FOUR: Measurements 6'9 x 10'0 (2.06m x 3.05m)

Double glazed window to front, radiator



FAMILY BATHROOM:

Three, piece white suite comprising of, panelled bath, shower over bath, wash hand basin, low level wc, spotlights, Part tiled walls, double glazed frosted window, radiator

EXTERNAL:

Enclosed front garden, rear garden with flagstone patio, lawn area, decking with feature pergola, Single detached garage, block paved L shaped driveway with parking space for three vehicles.

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: E

EPC Rating: B





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