



## Hotspur North Backworth

A fabulous, detached family home, beautifully positioned, set back from the main road with an excellent plot size, the driveway is spacious and boasts an additional parking area! The space and light within this gorgeous property is superb and it flows wonderfully throughout! Located on this highly sought after development, close to local amenities, transport links to the, Metro, Silverlink, Cobalt Business Park the A19 and easy access to the A1 via the Tyne tunnel. The property also boasts easy access to the upcoming Northumberland Park train line making commuting even easier! You are welcomed into a spacious hallway with feature, turned central staircase up to the impressive landing area, downstairs cloaks/w.c., large under-stair cupboard, front facing lounge, outstanding family dining kitchen with measurements of 25'0, a stylish and contemporary kitchen with integrated appliances and bi-fold doors out to the garden, utility area, garage which has been partially converted to allow for the useful utility space. There are four large bedrooms to the first floor, the principle with fitted wardrobes and fantastic en-suite shower room. The bathroom is luxurious with a separate shower to compliment, large, private garden, not directly overlooked to the front or back, side garden area, gated access to the front, driveway with EV charging point, additional parking area, garage.

# £365,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)



# Hotspur North Backworth

Contemporary Entrance Door into:

**ENTRANCE HALLWAY:** impressive, light and airy “L” shaped hallway, large under-stair cupboard with light, central, feature, turned staircase up to the first floor, tiled floor, radiator, door to:

**DOWNSTAIRS CLOAKS/W.C:** hand washbasin with mixer taps, low level w.c with recessed flush, modern tiling to walls, tiled floor, radiator

**LOUNGE:** (front): 15'9 x 11'7, (4.80m x 3.53m), a gorgeous and perfectly proportioned front facing lounge with double glazed window, radiator

**DINING KITCHEN:** (rear): 25'0 x 9'9, (7.62m x 2.97m), a stunning and excellent sized family dining kitchen with double glazed bi-fold doors opening out to the garden. The kitchen is fitted with a stylish and contemporary range of base, wall and drawer units, complimentary worktops, under-unit lighting, integrated double oven, microwave, hob, cooker hood, fridge/freezer, one and a half bowl sink unit with mixer taps, plinth LED lighting, spotlights to ceiling, double glazed window, tiled floor

**UTILITY ROOM:** 8'4 x 7'5, (2.54m x 2.26m), an excellent addition, utilising part of the garage space to create a working utility area with worktop, plumbing for automatic washing machine, combination boiler, double glazed window, through to:

**GARAGE:** 11'1 x 8'5, (3.38m x 2.57m), electric roller door, storage

**FIRST FLOOR LANDING AREA:** fabulous landing area, airing cupboard housing hot water tank, door to:

**BEDROOM ONE:** (front): 13'6 x 11'6, (4.12m x 3.51m), stylish fitted wardrobes, radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** stunning en-suite, comprising of, walk-in shower cubicle with additional forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, tiled floor, modern tiling, double glazed window, shaver point



**BEDROOM TWO:** (front): 12'1 x 11'3, (3.68m x 3.43m), maximum measurements, radiator, double glazed window

**BEDROOM THREE:** (rear): 13'6 x 9'3, (4.12m x 2.82m), radiator, double glazed window

**BEDROOM FOUR:** (rear): 10'0 x 8'2, (3.05m x 2.48m), radiator, double glazed window

**BATHROOM:** 10'0 x 6'7, (3.05m x 2.0m), luxurious family bathroom, comprising of, bath with wall mounted recessed taps and shower spray, separate shower cubicle with chrome shower and additional ceiling mounted forest waterfall spray, high gloss floating vanity sink unit with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, shaver point, fully tiled walls and floor, double glazed window

**EXTERNALLY:** beautiful rear garden not directly overlooked, with patio, extensive lawn, borders, gated access to the front garden area, block paved driveway, additional parking, EV charging point, garage with electric roller door

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/ Drive

Estate Management Fee approx. £92 per annum

#### MINING

The North East 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.

#### 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

WB2725.AI.DB.08.10.2024.V.2





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**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.

**16 Branches across the North-East**

