



Hotspur North Backworth

We just love this stunning "Story Homes" property of the Wellington design, on this highly sought after, modern development. Close to popular local schools, amenities and major transport links, including the A1058 City Centre, A19 North and South, Cobalt Business Park and Silverlink. This gorgeous detached family home showcases prestige specifications and high, end fixtures and fittings throughout. You are welcomed by an impressive entrance hallway, the staircase featuring oak handrail and newel post, contemporary downstairs cloaks/w.c., well, presented and spacious lounge with feature bay window, attractive fireplace, gas coal effect fire. Outstanding family dining kitchen with bi-fold doors opening out to the rear garden. The kitchen is fitted with a stylish and contemporary range of units with integrated appliances, separate utility room with access through to garage and out to the garden. Spacious landing area with loft access, we understand that the loft is part boarded for storage purposes, four generous bedrooms, the principle, bedroom with sliding mirrored wardrobes, providing excellent hanging and storage space, stunning en-suite shower room. Luxurious family bathroom with separate shower cubicle, large private rear garden, landscaped with patio, lawn and shed, access through to the front block paved double width driveway, lawned area. The property also benefits from a burglar alarm and no onward chain.

£385,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: impressive and spacious hallway, radiator, spindle staircase to the first floor with oak handrail and newel post, carpeted flooring, door to:

DOWNSTAIRS CLOAKS/W.C.: contemporary cloaks with low level w.c. with push button cistern, hand washbasin with mixer taps, modern tiling, extractor, Amtico flooring



LOUNGE: (front): 18'4 x 10'7, (5.59m x 3.22m), with measurements into feature double glazed bay window, attractive fireplace with gas, living flame fire, two radiators

DINING KITCHEN: (rear): 20'9 x 9'8, (6.33m x 2.95m), an outstanding, prestige quality fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, waste disposal, integrated AEG double oven, Zanussi microwave with grill, induction hob, cooker hood, integrated fridge/freezer, dishwasher, pull out larder store, double glazed bi-fold doors to the garden, dining area, radiator, spotlights to ceiling, double glazed window, door to:



UTILITY ROOM: (rear): 9'3 x 5'3, (2.82m x 1.60m), single drainer sink unit with mixer taps, plumbed for automatic washing machine, space for tumble dryer, Amtico flooring, radiator, double glazed door out to the garden area, door to:

GARAGE: 17'9 x 8'8, (5.41m x 2.64m), up and over door, electric and lighting

FIRST FLOOR LANDING AREA: loft access, we understand that the loft is part boarded for storage purposes, airing cupboard housing hot water tank, door to:



FAMILY BATHROOM: 8'1 x 7'4, (2.6m x 2.24m), luxurious family bathroom, showcasing, bath with chrome, wall recessed hot and cold mixer taps and shower spray, separate shower cubicle with chrome shower and ceiling mounted forest waterfall spray, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, fitted mirror, chrome ladder radiator, spotlights to ceiling, fully tiled walls and Amtico flooring, double glazed window

BEDROOM ONE: (front): 9'10 x 12'6 (3.00m x 3.81m) including depth of sliding mirrored wardrobes, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: stunning en-suite, comprising of, walk in shower cubicle with ceiling mounted forest waterfall spray, floating vanity sink unit with on-bench sink, low level w.c. with recessed flush, double glazed window, mostly tiled walls, Amtico flooring, double glazed window, chrome ladder radiator, spotlights to ceiling

BEDROOM TWO: (rear): 11'7 x 10'1, (3.53m x 3.12m), double glazed window, radiator

BEDROOM THREE: (front): 12'8 x 9'2, (3.86m x 2.79m), radiator, double glazed window, storage cupboard

BEDROOM FOUR: (rear): 12'1 x 8'4, (3.68m x 2.54m), radiator, double glazed window

EXTERNALLY: large, private, landscaped rear garden with patios, lawn, decked rear patio, outside tap, outside electric socket, PIR sensor light to the side, standard lights to the rear shed, gated access through to block paved, front double width drive, lawn, shared access drive from the main road

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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

WB2807.AI.DB.26.11.2024. V.2





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