



## Backworth Park Drive Backworth

An outstanding, show home standard detached family home on the highly sought after Backworth Park Estate. Close to local schools, amenities, bus routes and Metro, the local transport links are also excellent with the A1058 City Centre and A19 North/South just a short drive. Beautifully presented and styled throughout this gorgeous home oozes space and elegance throughout! Impressive entrance hallway, with feature central staircase, downstairs cloaks/wc., lounge with contemporary panelling, feature bay window with fitted shutter blinds, stunning family dining kitchen with central island, integrated appliances and bi-fold doors out to the garden area, separate utility room. Fabulous Gallery style landing, four double bedrooms, the principle with stylish en-suite shower room, luxurious family bathroom with separate shower cubicle. South-West facing rear garden with patio, lawn and access to the front, block paved drive with parking for multiple vehicles, attached garage.

# £395,000

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## Backworth

Composite Entrance Door to:

**ENTRANCE HALLWAY:** impressive, light and airy hall, with feature, central staircase up to the first floor, laminate flooring, radiator, door to garage, door to:

**DOWNSTAIRS CLOAKS/W.C.:** pedestal washbasin with mixer taps, low level w.c. with recessed flush, tiled splashbacks, laminate flooring, extractor, radiator



**LOUNGE:** (front): 13'4 x 12'5, (4.04m x 3.78m), with measurements into double glazed bay window, fitted shutter blind, feature panelling to wall, radiator, laminate flooring

**DINING KITCHEN:** (rear): 17'3 x 13'3, (5.26m x 4.04m), a beautiful family dining kitchen with double glazed bi-fold doors opening out to the garden area. The kitchen is fitted with a stylish range of base, wall and drawer units, co-ordinating worktops, central island with five burner gas hob, contemporary cooker hood, integrated double oven, wine cooler, integrated fridge and freezer, dishwasher, one and a half bowl sink unit with mixer taps, spotlights to ceiling, laminate flooring, radiator and radiator cover, door to:



**UTILITY ROOM:** (side): 6'8 x 6'2, (2.03m x 1.88m), stylish fitted base units, single drainer sink unit, roll edge worktop, cloaks cupboard, laminate flooring, radiator

**FIRST FLOOR LANDING AREA:** a beautiful, Gallery style landing area with double glazed window, radiator, feature panelling, loft access, door to:

**BEDROOM ONE:** (front): 11'6 x 11'4, (3.51m x 3.45m), double glazed window, radiator, door to:

**EN-SUITE SHOWER ROOM:** luxurious en-suite, comprising of shower cubicle, chrome shower with additional forest waterfall spray, half pedestal mixer taps, low level w.c. with recessed flush, spotlights to ceiling, double glazed window, chrome radiator, extractor

**BEDROOM TWO:** (rear): 12'7 x 9'9, (3.84m x 2.97m), feature panelling, radiator, double glazed window

**BEDROOM THREE:** (front): 11'3 x 10'2, (3.43m x 3.10m), feature panelling, radiator, laminate flooring, double glazed window

**BEDROOM FOUR:** (rear): 10'1 x 7'9, (3.07m x 2.36m), radiator, double glazed window



**FAMILY BATHROOM:** 8'8 x 7'4, (2.64m x 2.24m), elegant and sophisticated, this larger than average family bathroom showcases a separate shower cubicle with chrome shower and additional forest waterfall spray, bath with mixer taps and shower spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, double glazed window, spotlights to ceiling, tiled shower area and half tiled walls, modern flooring, extractor, radiator

**EXTERNALLY:** delightful, South Westerly rear garden, perfect for sunny days and evenings, patio area, lawn, outside tap, gazebo, side paving with access through to the front, block paved driveway, with ample space for at least two vehicles, garage.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: Fibre to Cabinet
- 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**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	84	
(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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