

# Backworth Park Drive

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 bifold 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.



ROOK MATTHEWS

SAYER

www.rookmatthewssayer.co.uk whitleybay@rmsestateagents.co.uk









## Backworth Park Drive 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, coordinating 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

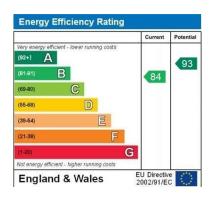
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### 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

WB2848.AI.DB.27.01.2025 .V.1























### **16 Branches across the North-East**



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 tested any authority to verify the legal till of the property and be 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.