



## Greysfield Backworth

This rarely available, Cussins built, "Jasmine", detached family home is the only one of its type showcasing a double garage on the development. Of show home standard throughout and enjoying a position not directly overlooked to the front and rear. With local schools, Metro, amenities and excellent transport links on your doorstep this sought after modern development enjoys high demand right now. Impressive entrance hallway with feature, turned central staircase to the first floor, downstairs cloaks/w.c., front facing snug/study, lounge showcasing a dual aspect with French doors opening out to the garden area, stunning family dining kitchen with integrated appliances, breakfast bar, dining area and French doors out to the garden area, separate utility. The downstairs benefits from beautiful Porcelanosa & Pergo flooring throughout. Gallery landing area, four double bedrooms, two with luxurious en-suite shower rooms, fabulous family bathroom. The wonderful garden has been thoughtfully landscaped and enjoys a sunny North/Westerly aspect, lawned area, feature paving, well stocked borders and pergola, gated access to the large, block paved double driveway and double garage.

# £450,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** impressive hallway with feature, turned central staircase up to the first floor, Porcelanosa flooring, radiator, door to:

**SNUG/OFFICE:** 12'1 x 8'6, (3.68m x 2.59m), Porcelanosa flooring, radiator, two double glazed windows allowing maximum light into this lovely room

**LOUNGE:** (dual aspect): 18'3 x 12'3, (5.56m x 3.73m), a beautifully presented, light and airy lounge with double glazed window to the front and French doors out to the garden area, Pergo superior laminate flooring, two radiators

**DINING KITCHEN:** (rear): 18'7 x 12'3, (5.66m x 3.73m), an outstanding, family dining kitchen, incorporating a range of contemporary and stylish base, wall and drawer units, contrasting worktops, breakfast bar, integrated electric cooker, gas hob, cooker hood, microwave, dishwasher, fridge and freezer, wine cooler, under-unit lighting, spotlights to ceiling, Porcelanosa flooring, radiator, two double glazed windows, one and a half bowl sink unit with mixer taps, double glazed French doors out to the garden area, door to:

**UTILITY ROOM:** 6'4 x 5'8, (1.93m x 1.73m), contemporary and stylish base units, roll edge worktops, single drainer sink unit with mixer taps, Porcelanosa flooring, extractor, door to:

**DOWNSTAIRS CLOAKS/W.C.:** pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, fitted mirror to two walls, Porcelanosa flooring, extractor, radiator

**FIRST FLOOR LANDING:** gorgeous, gallery style landing with radiator, airing cupboard housing hot water cylinder, door to:

**BEDROOM ONE:** (front): 13'4 x 11'5, (4.06m x 3.48m), radiator, double glazed window, laminate flooring, door to:

**EN-SUITE SHOWER ROOM:** luxurious en-suite with, double shower cubicle, chrome shower with additional forest waterfall spray, floating, half pedestal washbasin with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, fitted mirror to wall, spotlights to ceiling, tiled shower area and tiling to walls, tiled floor, extractor, double glazed window

**BEDROOM TWO:** (rear): 12'5 x 10'6, (3.78m x 3.20m), radiator, double glazed window, door to:

**EN-SUITE SHOWER ROOM:** luxurious en-suite with double shower cubicle, chrome shower with additional forest waterfall spray, half pedestal washbasin with mixer taps, low level w.c. with recessed flush, tiled shower area and tiling to walls, tiled floor, double glazed window, chrome ladder radiator, spotlights to ceiling, extractor



**BEDROOM THREE:** (front): 10'6 x 8'9, (3.20m x 2.67m), excluding depth of beautiful fitted wardrobes, providing excellent hanging and storage space, radiator, double glazed window

**BATHROOM:** 7'8 x 5'6, (2.33m x 1.68m), stunning family bathroom showcasing, bath with mixer taps and shower off, half pedestal washbasin with mixer taps, low level w.c. with recessed flush, tiled splashbacks, tiled floor, chrome ladder radiator, double glazed window, spotlights to ceiling, two mirrored walls

**BEDROOM FOUR:** (rear): 9'3 x 7'2, (2.82m x 2.18m), radiator, double glazed window

**EXTERNALLY:** a fabulous, landscaped rear garden, enclosed and not directly overlooked with a sought- after North/Westerly aspect. The garden benefits from paved patio areas, well stocked borders, pergola, outside tap, double electric socket on the exterior wall and gated access out to the double width, block paved driveway and double garage. Front lawned area and pedestrianised path

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Double 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.

**ACCESIBILITY**

Suitable for wheelchair users

Level access

Ramped access

Wide doorways

**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.

Estate Management fee: £124 per annum

**COUNCIL TAX BAND: E**

**EPC RATING: B**

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Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>93 A</b>
81-91	<b>B</b>	<b>85 B</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>		





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