



Briardene Way Backworth

This outstanding, detached, family home is undoubtedly one of the finest of its type on the open market today. Show Home Quality throughout and beautifully positioned with an open aspect to the front. One of Story Homes "Boston" designs, it exudes space, light, upgrades and style. Set back and boasting a fabulous sized rear garden with extensive lawn, and patio, front driveway and spacious garage. This hugely sought after modern development has excellent transport links to the A1058 City Centre and the A19 North and South, it is also in close proximity to local schools, Metro, shops and the Silverlink Retail Park. If you have a furry friend of bikes enjoy treks along the local wagonways or our gorgeous coastline is approximately a 10-15, minute drive! The family home itself has an impressive hallway with Amtico flooring, downstairs cloaks/w.c. A most generous lounge with feature bay window and contemporary electric fire, stunning dining kitchen with high gloss units, integrated appliances and bi-fold doors out to the rear garden, separate utility room, access to the spacious garage. To the first floor there are four double bedrooms, the principle bedroom with en-suite shower room and stylish fitted wardrobes, luxurious family bathroom with separate shower cubicle. The property is Freehold with a small annual estate management fee of £80.00, EPC: B. Council Tax Band: D

£399,950

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Briardene Way

Backworth

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Staircase to the first floor with oak banister, Amtico flooring, under-stair cupboard, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: Contemporary hand wash basin with hot and cold mixer taps, low level w.c. with recessed flush to wall, two half tiled walls and one full, feature tiled wall, Amtico flooring, radiator

LOUNGE: (front): 19'6 x 11'5, (5.94m x 3.48m) With measurements into feature double glazed bay window, radiator

DINING KITCHEN: (rear): 21'7 x 10'8, (6.58m x 3.25m) An outstanding family dining kitchen incorporating both cooking and dining space with double glazed bi-fold doors out to the rear garden, the kitchen is fitted with a range of high gloss base, wall and drawer units, co-ordinating worktops, under-unit lighting, plinth LED lighting, integrated double oven, five hob gas hob, cooker hood, integrated dishwasher, fridge and freezer, spotlights to ceiling, double glazed window, radiator, integrated microwave, Amtico flooring, door through to:

UTILITY ROOM: 10'8 x 5'5, (3.25m x 1.65m) High gloss base and wall units, co-ordinating worktops, single drainer sink unit with mixer taps, radiator, double glazed door out to the rear garden, Amtico flooring, plumbed for automatic washing machine, door to garage

FIRST FLOOR LANDING AREA: A fabulous, spacious, light and airy landing, airing cupboard containing hot water tank and shelving, loft access, door to:

BEDROOM ONE: (front): 17'5 x 11'1, (5.31m x 3.38m) With measurements into feature double glazed bay window and including depth of wardrobes, stunning fitted wardrobes with ample hanging and storage space, radiator, door through to:



EN-SUITE SHOWER ROOM: Gorgeous en-suite shower room, upgraded to include, shower cubicle with chrome shower, recessed controls and additional, ceiling mounted forest waterfall spray, floating vanity sink unit with on bench bowl, hot and cold mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, double glazed window, spotlights to ceiling, chrome, ladder radiator



BEDROOM TWO: (rear): 11'10 x 11'1, (3.61m x 3.38m) Maximum measurements, radiator, double glazed window

BEDROOM THREE: (front): 11'10 x 13'0, (3.61m x 3.96m) Maximum measurements, radiator, double glazed window

BEDROOM FOUR: (rear): 12'5 x 7'8, (3.78m x 2.33m) Radiator, double glazed window



BATHROOM: 8'8 x 7'0, (2.64m x 2.13m) Luxurious family bathroom, comprising of, separate shower cubicle with chrome shower recessed controls and ceiling mounted forest waterfall spray, vanity sink unit with mixer taps, low level w.c with recessed wall flush, bath with recessed chrome hot and cold mixer taps and wall fixed shower spray, fully tiled walls and floor, spotlights to ceiling, chrome ladder radiator, double glazed window

EXTERNALLY: A fabulous plot size, mainly laid to lawn with paved patio, feature gravelling, fencing, access to front driveway and garage

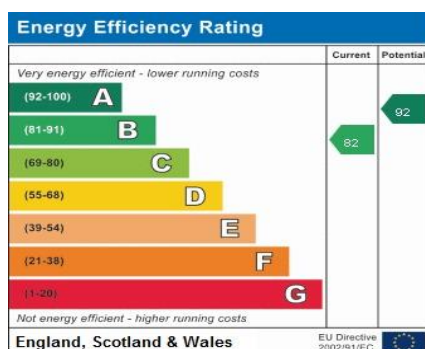


GARAGE: 17'5 X 8'3, (5.31m x 2.52m) With up and over door and central heating boiler

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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