

Hotspur North Backworth

An outstanding, beautifully presented family detached home, set back on Hotspur North with a fabulous plot size. Located on this highly sought after modern development, with excellent local school. Close to the Metro, amenities and with great transport links to both the City Centre and A19 North and South. This lovely home is stylish and elegant with gorgeous light and space throughout. You are welcomed into the spacious hallway, leading to, downstairs cloaks/w.c., front facing lounge with feature bay window and modern electric fire. Contemporary and stylish family dining kitchen with integrated appliances and bi-fold doors out to the garden, separate utility room, access through to the garage. Impressive landing area, four double bedrooms, luxurious en-suite shower room and bathroom with separate shower cubicle. Wonderful, enclosed garden with lawn, summerhouse and patio, side gate through to the front, block paved driveway and garage. No onward chain!

£385,000

ROOK MATTHEWS

SAYER

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Hotspur North Backworth

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: impressive and spacious hallway with staircase up to the first floor, Amtico flooring, radiator, door to:

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

LOUNGE: (front): 18'3 x 10'3, (5.56m x 3.12m), with measurements into feature double glazed bay window, modern electric fire, radiator

DINING KITCHEN: (rear): 21'0 x 9'9, (6.40m x 2.97m), an outstanding family dining kitchen, incorporating a range of stylish base, wall and drawer units, contrasting worktops, integrated oven, grill, hob, stainless steel cooker hood, integrated fridge and freezer, dishwasher, one and a half bowl sink unit with mixer taps, Amtico flooring, spotlights to ceiling, radiator, double glazed bifold doors out to the garden, double glazed window, door to:

UTILITY ROOM: (rear): 9'3 x 5'4, (2.82m x 1.62m), stylish, high gloss base units, roll edge worktops, single drainer sink unit, Amtico flooring, radiator, double glazed door out to the garden, door to garage

FIRST FLOOR LANDING AREA: loft access, airing cupboard, door to:

BEDROOM ONE: (front): 12'9 x 9'6, (3.89m x 2.90m), radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: luxurious en-suite, comprising of, shower cubicle, chrome shower with additional forest waterfall spray, contemporary on-bench sink with mixer taps and vanity base, low level w.c. with recessed flush, fully tiled walls and floor, double glazed window, extractor

BEDROOM TWO: (rear): 12'6 x 9'4, (3.81m x 2.34m), double glazed window, radiator, storage cupboard

BEDROOM THREE: (rear): 11'8 x 9'7, (3.56m x 2.92m) radiator, double glazed window

BEDROOM FOUR: 12'4 x 8'5, (3.76m x 2.57m), (maximum measurements), radiator, double glazed window

BATHROOM: 8'1 x 7'7, (2.46m x 2.31m), a stunning family bathroom with separate shower cubicle, chrome shower with ceiling mounted forest waterfall spray, bath with wall mounted mixer taps, shower spray, floating vanity sink unit with mixer taps, low level w.c, tiled floor, fully tiled walls, spotlights to ceiling, double glazed window, radiator

EXTERNALLY: gorgeous rear garden, beautifully landscaped, with patio, lawn summerhouse, outside tap, gated access to the front block paved driveway

GARAGE: 17'8 x 9'1, (5.38m x 2.77m), up and over door, electric points and lighting

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

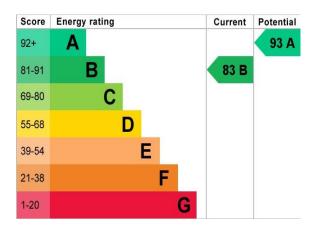
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

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 Estate management fee £120 per Annum payable to Kingston Property Services

COUNCIL TAX BAND: D EPC RATING: B

WB3056.AI.DB.09.04.2025 V.1























16 Branches across the North-East

The Property Ombudsman

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