



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

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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 bi-fold 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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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 sought to verify the legal title of the property and the 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.

16 Branches across the North-East

