



Hotspur North | Backworth | NE27 0FZ

£400,000

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, set back from the road. One of Story Homes "Boston" designs, it exudes space, light, upgrades and style. Enjoying a fabulous sized rear garden which secures afternoon and late sunshine to the rear, 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, the Silverlink Retail Park and Cobalt Business Park. If you have a furry friend or bikes enjoy treks along the local wagonways or our gorgeous coastline is approximately a 10-15 minute drive! There is an impressive entrance hallway, downstairs cloaks/w.c., lounge with feature bay window, fabulous dining kitchen with bi-fold doors out to the garden, stylish and contemporary kitchen with a range of integrated appliances, separate utility room with access both to the garage and out to the garden area. Excellent sized landing area, leading to four double bedrooms, three with beautiful fitted storage and the principle bedroom with luxurious en-suite shower room. Elegant and spacious family bathroom with separate shower cubicle. A wonderful family home!

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For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: a welcoming and spacious hallway with Amtico flooring, turned staircase to the first floor, concealed pull out under-stair storage, door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin with mixer taps, low level w.c. with push button cistern, contemporary tiling, radiator, Amtico flooring

LOUNGE: (front): 19'2 x 11'11, (5.84m x 3.63m), with measurements into feature double glazed bay window, radiator

DINING KITCHEN: (rear): 21'4 x 10'5, (6.50m x 3.18m), a stunning family dining kitchen, incorporating a range of stylish base, wall and drawer units, contrasting worktops, integrated electric double oven, microwave, gas hob, cooker hood, fridge/freezer, dishwasher, plinth lighting, spotlights to ceiling, double glazed window, one and a half bowl sink unit with mixer taps, Amtico flooring, radiator, double glazed bi-fold doors out to the garden, door to:

UTILITY ROOM: 10'6 x 5'4, (3.20m x 1.62m), contemporary base units, roll edge worktops, integrated washing machine, single drainer sink unit with mixer taps, Amtico flooring, door to garage, double glazed door out to the garden

GARAGE: 17'7 x 8'2, (5.36m x 2.48m), combination boiler, up and over garage door, EV charger, (negotiable)

FIRST FLOOR LANDING AREA: airing cupboard housing hot water tank, loft access with pull down ladders, we understand that the loft is boarded for storage purposes

BEDROOM ONE: (front): 15'9 x 11'0, (4.80m x 3.35m), with measurements into feature double glazed bay window, gorgeous "Hammonds" fitted wardrobes, radiator, door to:

EN-SUITE SHOWER ROOM: luxurious en-suite, comprising of, shower cubicle, chrome shower with additional forest waterfall spray, floating on bench sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls, tiled floor, double glazed window, chrome ladder radiator, shaver point

BEDROOM TWO: (front): 14'9 x 8'3, (4.50m x 2.52m), radiator, double glazed window

BEDROOM THREE: (rear): 11'9 x 10'0, (3.58m x 3.05m), quality fitted desk and storage, radiator, double glazed window

BEDROOM FOUR: (rear): 12'7 x 7'7, (3.84m x 2.31m), fabulous fitted wardrobes providing ample hanging and storage space, radiator, double glazed window

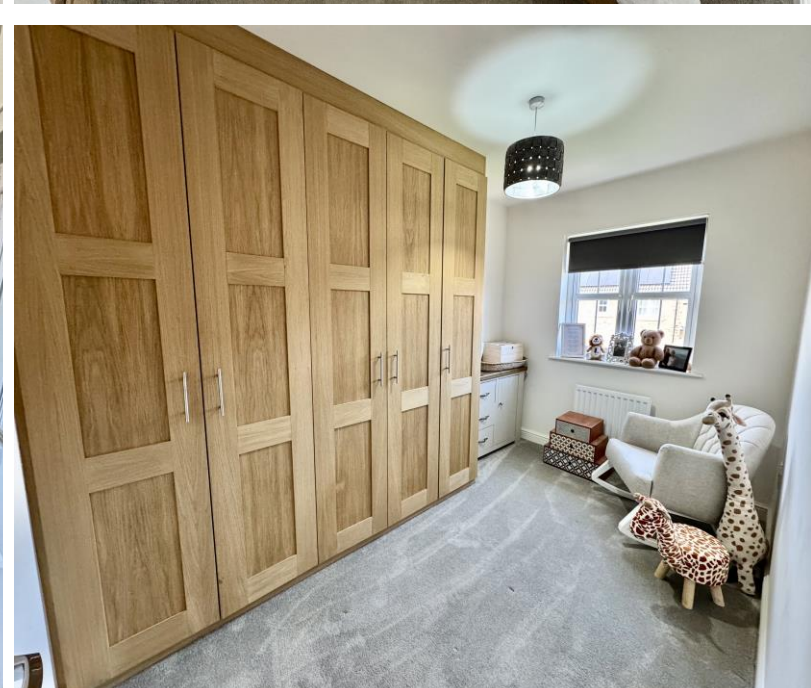
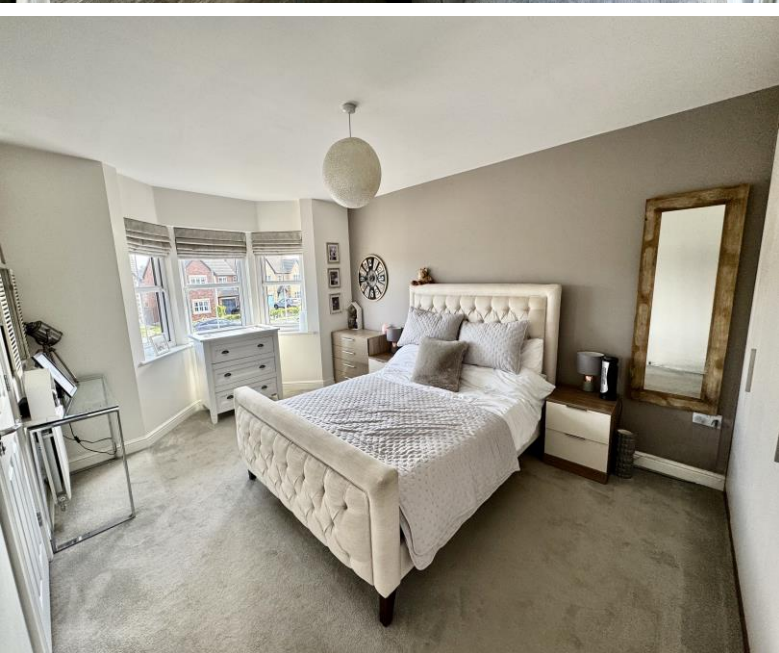
BATHROOM: 8'8 x 6'9, (2.54m x 2.06m), luxurious family bathroom with excellent proportions. Showcasing, bath with chrome wall mounted mixer taps and shower spray, separate shower cubicle with chrome shower and forest waterfall spray, floating, vanity sink unit with on-bench sink, mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, fitted mirror, spotlights to ceiling, chrome ladder radiator, double glazed window

EXTERNALLY: a beautiful and generous rear garden, fenced and enclosed with lawn, patio, additional rear patio which captures most of the evening sunshine, side, gated access to the front driveway and garage

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

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

MANAGEMENT FEE: £95.42 per annum for maintenance of shared grounds

COUNCIL TAX BAND: D

EPC RATING: B

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AWAITING FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		92 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

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.

