



Bluestone Court | Backworth | NE27 0GH

£425,000

This exceptional four-bedroom detached home is beautifully presented throughout and finished to a high, contemporary standard. Situated in the highly sought-after Bluestone Court, the property offers generous living space, stylish interiors and a landscaped rear garden ideal for entertaining and family life. The impressive frontage provides excellent kerb appeal with a spacious driveway leading to the integral garage and a welcoming entrance. Inside, the home immediately impresses with its modern décor, quality flooring and well-planned layout. To the rear, the heart of the home is the striking open-plan kitchen, dining and living space. The kitchen is sleek and sophisticated, featuring high-end cabinetry, integrated appliances, high quality worktops and feature lighting. The dining area is perfectly positioned beneath statement lighting and enjoys views over the garden, making it ideal for hosting. Large patio doors flood the space with natural light and open directly onto the beautifully landscaped garden. The main living room is a true showstopper, boasting a bespoke media wall with a contemporary built-in infinity fire, ambient lighting and a large recessed TV area, creating a luxurious and cosy atmosphere. Upstairs, the property offers four generous bedrooms. The principal bedroom benefits from a stunning en-suite shower room finished with luxury tiling and high-quality fittings. The remaining bedrooms are beautifully styled and versatile, with one currently used as a stylish home office. The family bathroom is equally impressive, featuring a modern freestanding bath and separate walk-in shower. The rear garden is a standout feature, thoughtfully designed with a central lawn, raised borders, slate detailing and expansive paved patio areas. Multiple seating zones make it perfect for outdoor dining, entertaining and relaxing. This home truly combines modern elegance with practical family living and must be viewed to be fully appreciated.

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4 Bedroom Detached

Living Room with Bespoke Media Wall and Feature Fireplace

Double Width Driveway and Integral Garage

Open-plan Kitchen/Diner

Master Bedroom with Luxurious En-suite

Landscaped Garden with Multiple Seating Areas

Stylish Interior Design Throughout

For any more information regarding the property please contact us today

HALLWAY: Entrance door, double glazed window, radiator, Amtico flooring, door to:

W.C: Tiled floor, tiled walls, handwash basin, low level cistern W.C.

LIVING ROOM 18' x 10'6" (5.49 m x 3.20 m) Measurement into bay: A stunning and welcoming living room featuring bespoke media wall featuring electric infinity fire, double glazed windows with plantation shutters, radiator.

DINING KITCHEN 20'9" x 9'3" (6.32 m x 2.82 m): Wonderful open plan dining kitchen with high quality fittings. Incorporating a range of stylish shaker style base, wall and drawer units, sleek quartz worktops, wine fridge, double oven, induction hob with 5 elements, (6 months old), cooker hood, fridge freezer, basin with chrome mixer tap, Amtico flooring, fitted corner dining suite, double glazed windows, double glazed bi-folding door to garden, door to:

UTILITY 5'4" x 9'4" (1.63 m x 2.84 m): Incorporating shaker style base units, quartz worktop, basin with chrome mixer tap, Amtico flooring, plumbing for washer, part double glazed door to garden, door to:

GARAGE: Electric garage door, system boiler.

LANDING: Loft access hatch, storage cupboard with hot water immersion tank, door to:

BEDROOM ONE 10' x 12'7" (3.05 m x 3.84 m): Beautifully presented double bedroom with en-suite, double glazed window with plantation shutter blinds, radiator, door to:

EN-SUITE: Tiled floor, tiled walls, walk in shower, floating vanity basin, chrome towel radiator, W.C with integrated cistern, double glazed frosted window.

BEDROOM TWO 9'10" x 11'9" (3 m x 3.58 m): A generous and stylish double bedroom. Panelled feature wall, double glazed window with plantation shutters, radiator.

BATHROOM: Tiled floor, tiled walls, walk in shower, floating vanity basin, chrome towel radiator, bath with integrated shower head, W.C with integrated cistern, double glazed frosted window.

BEDROOM THREE 9'2" x 12'7" (2.79 m x 3.84 m) Plus storage cupboard: Another lovely and welcoming double room. Panelled feature wall, double glazed window with plantation shutters, radiator.

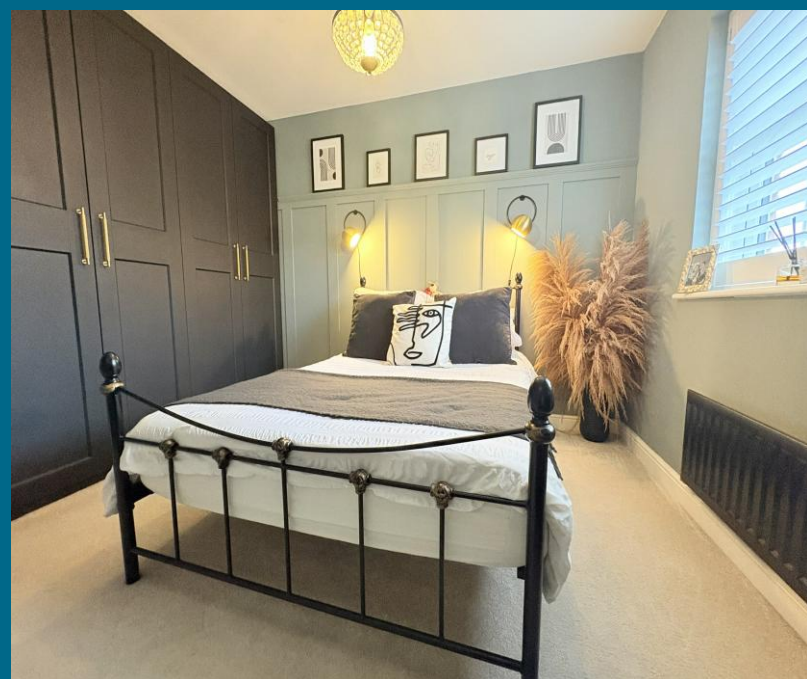
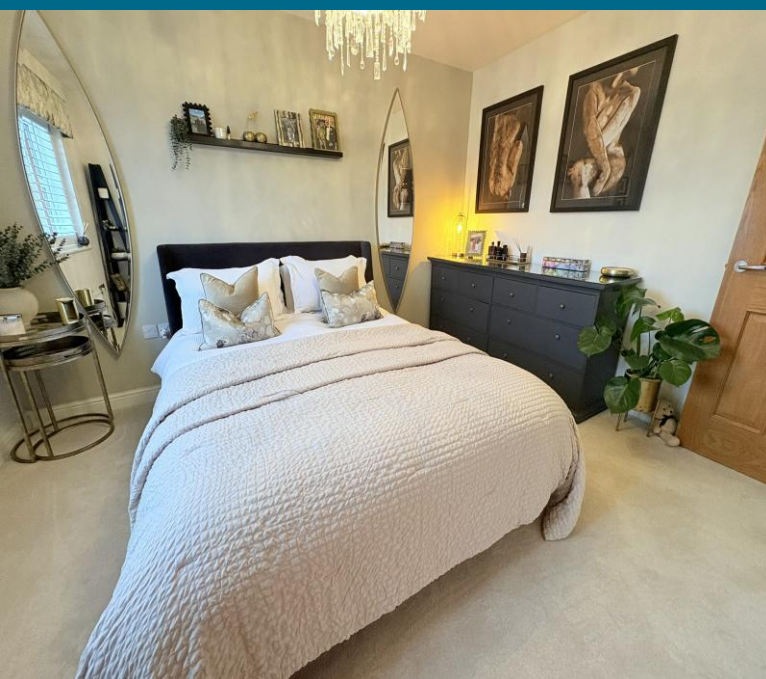
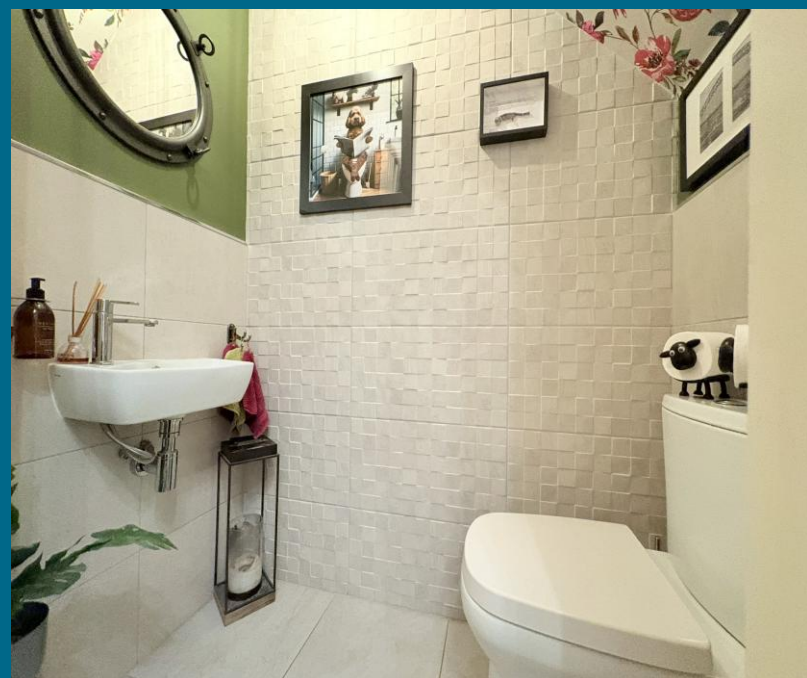
BEDROOM FOUR 8'4" x 12'1" (2.54 m x 3.68 m) Maximum measurements L shaped room: Double glazed window with plantation shutters, radiator.

EXTERNALLY: A stunning and sunny landscaped rear garden which benefits from numerous seating areas, spacious lawned area bordered with planters, paved seating areas and a wonderful water feature, fitted fence lights, power points, outside tap, side access lane on both sides. To the front there is a double width front driveway with access to garage for off street parking and lawned area.

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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: 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

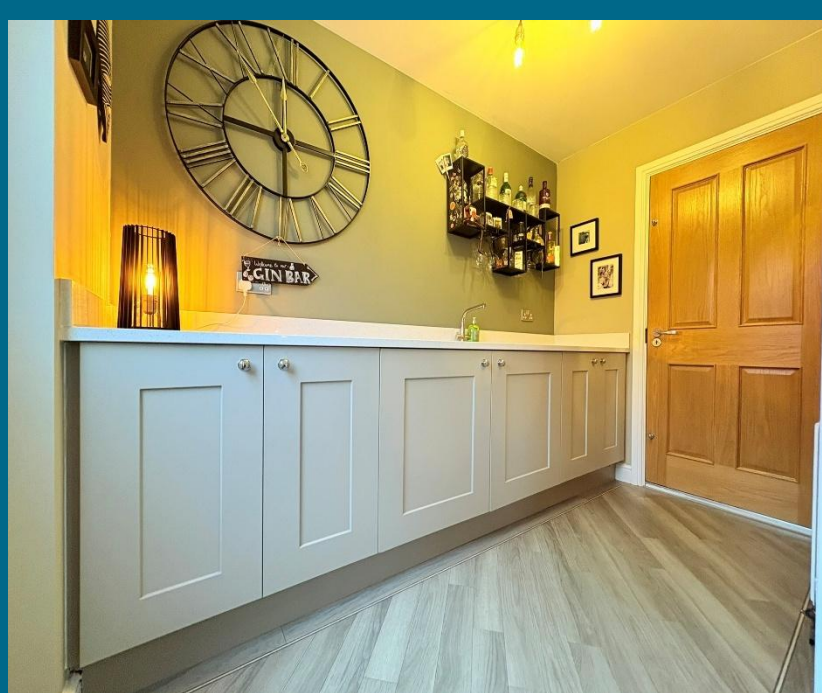
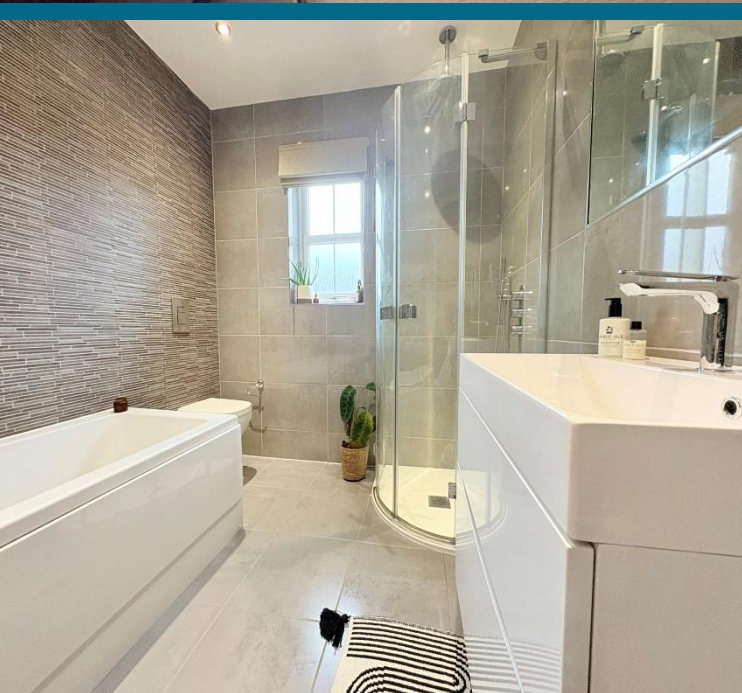
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

ESTATE MANAGEMENT FEE: £105.27 Per annum

COUNCIL TAX BAND: D

EPC RATING: B

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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		

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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.

