



Bluebell Wynd | Backworth | NE27 0EX

£440,000

Set within a sought-after modern development, this beautifully composed four-bedroom detached residence delivers a refined balance of space, light and contemporary design, perfectly suited to modern living. From the moment you step inside, the home makes an immediate impression. A welcoming entrance hallway with clean lines and thoughtful storage leads through to a series of well-proportioned and versatile living spaces. The front living room offers a calm and inviting retreat, while the rear of the property opens up into an impressive open-plan dining kitchen, a space designed to bring people together. Finished with sleek cabinetry and flowing seamlessly into the sun room beyond, this area is flooded with natural light and connects effortlessly to the garden, creating an ideal setting for entertaining, relaxed dining or everyday living. Practicality has been carefully considered, with a separate utility room and ground floor WC subtly positioned to support the main living areas without interrupting the flow of the home. Upstairs, the sense of space continues. Four generously sized bedrooms are arranged around a central landing, offering flexibility for a range of lifestyles. The principal bedroom enjoys the privacy of its own en-suite, while the remaining bedrooms are served by a stylish family bathroom featuring both bath and shower facilities. The home is further enhanced by additional storage via the loft space. Externally, the property enjoys a private and enclosed rear garden, combining lawn and patio areas to create a peaceful outdoor extension of the living space. To the front, a driveway provides off-street parking and leads to the integral garage. Ideally positioned for access to local amenities, transport links and open green spaces, the property also benefits from proximity to coastal attractions and leisure facilities, making it an exceptional opportunity for those seeking a home that blends style, comfort and location

RMS | Rook
Matthews
Sayer



4



2



2



For any more information regarding the property please contact us today

HALLWAY: Entrance door, LVT flooring, two built-in storage cupboards, radiator, staircase to first floor, door to:

LIVING ROOM 12'8" x 18'9" (3.86m x 5.71m): Double glazed window to front elevation, fitted carpet, radiator.

GROUND FLOOR W.C 6'0" x 8'3" (1.82m x 2.51m): Maximum measurements: Low-level W.C, wash hand basin, radiator, frosted double glazed window.

OPEN PLAN DINING KITCHEN 8'10" x 23'4" (2.70m x 7.12m): Fitted with a modern range of wall, base and drawer units with complementary work surfaces and basin with mixer tap. Integrated appliances including induction hob, oven and dishwasher. LVT flooring, radiator, open access to sun room and door to utility.

UTILITY ROOM 5'8" x 8'11" (1.72m x 2.72m): Fitted work surface with plumbing for washing machine, space for additional appliances, gas combi boiler, LVT flooring, door to garage and door to garden.

SUN ROOM 13'2" x 12'0" (4.00m x 3.65m): Double glazed windows and French doors to rear garden, radiator, LVT flooring.

INTEGRAL GARAGE 8'1" x 16'2" (2.47m x 4.92m): Up and over door, power and lighting.

LANDING: Fitted carpet, radiator, loft access hatch, door to:

BEDROOM ONE 11'8" x 13'7" (3.55m x 4.14m) Maximum measurements, plus fitted wardrobe area: Double glazed window, fitted carpet, radiator.

EN-SUITE SHOWER ROOM 5'1" x 7'8" (1.56m x 2.34m): Walk-in shower enclosure, integrated cistern W.C, wash hand basin vanity unit, radiator, frosted double glazed window.

BEDROOM TWO 16'0" x 10'9" (4.88m x 3.28m) Maximum measurements: Double glazed window, fitted carpet, radiator.

BEDROOM THREE Plus fitted wardrobe **12'1" x 13'9"** (3.67m x 4.19m): Double glazed window, fitted carpet, radiator.

BEDROOM FOUR 10'8" x 13'0" (3.26m x 3.96m) Maximum measurements: Double glazed window, fitted carpet, radiator.

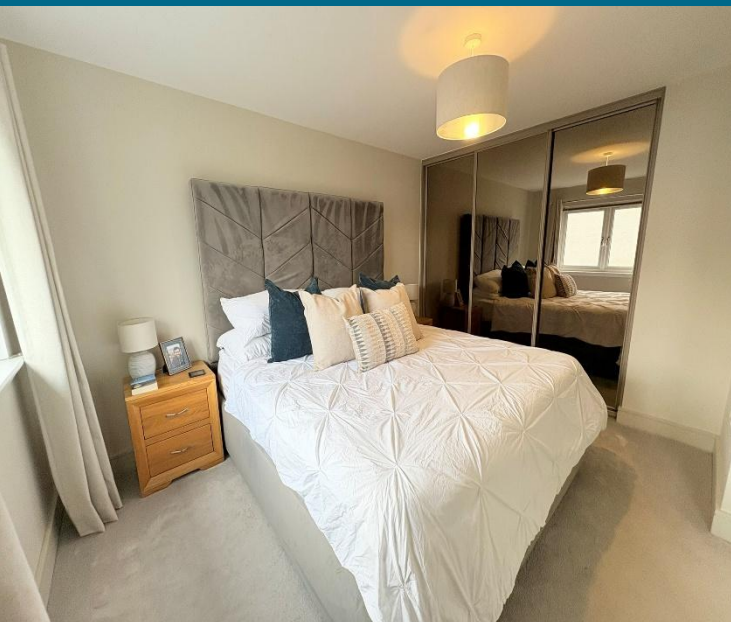
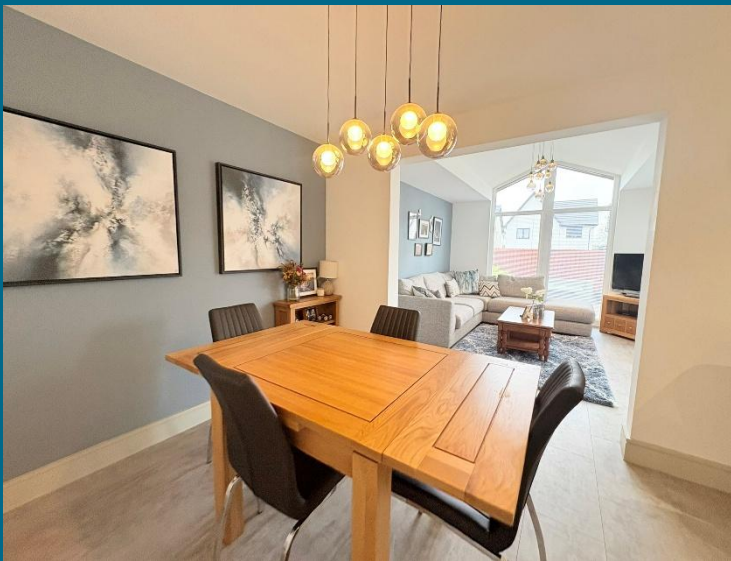
BATHROOM 7'2" x 9'5" (2.18m x 2.86m max): Panelled bath, separate shower enclosure, integrated cistern W.C, wash hand basin, LVT flooring, radiator.

EXTERNALLY: To the front of the property there is a driveway providing off-street parking and access to the integral garage, with a neat frontage enhancing the overall kerb appeal. To the rear, the property enjoys an enclosed and private garden, thoughtfully arranged with a combination of lawn and patio areas, offering an ideal space for outdoor dining, entertaining or relaxation. The garden provides a pleasant extension of the internal living space and enjoys a good degree of privacy.

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer





PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: FTTP
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: £113.54 per annum

COUNCIL TAX BAND: E

EPC RATING: B

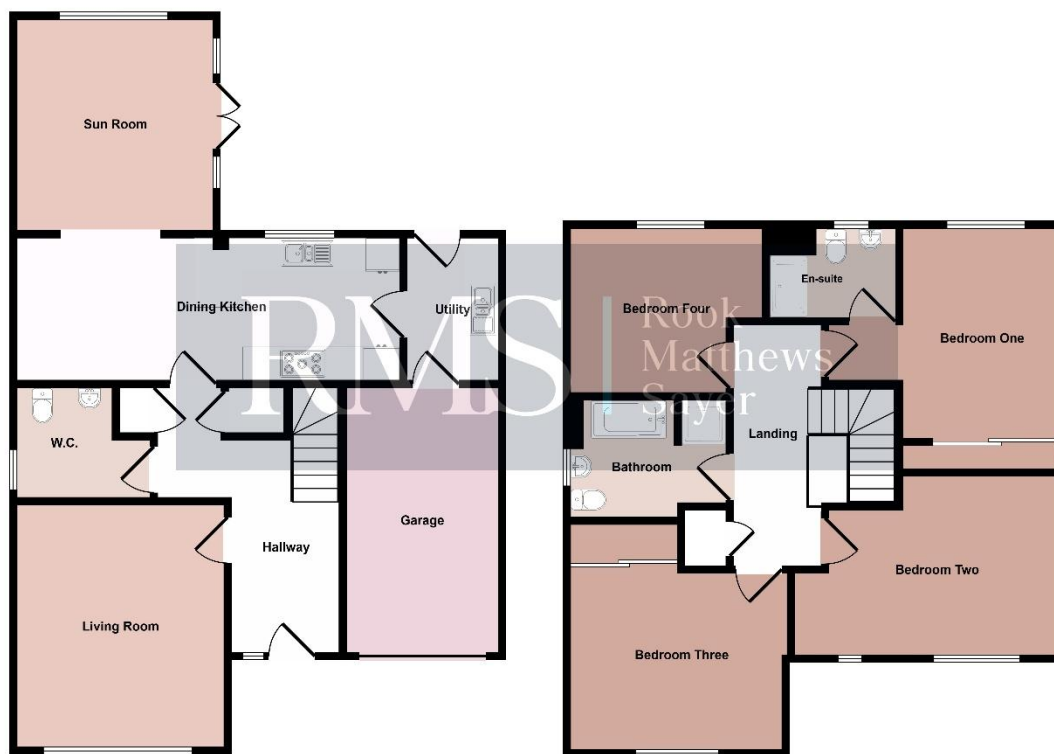
WB3445.TJ.DB.03.02.2026.V.2



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Ground Floor 43 Bluebell Wynd v.1

First Floor

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	85 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.

