

FOR
SALE

BACKWORTH PARK DRIVE, BACKWORTH NE27 0XF
£435,000



ENTRANCE HALLWAY

RECEPTION ROOM ONE
12'3" x 17'9"

RECEPTION ROOM TWO
12'1" x 8'8"

KITCHEN DINER
17'10" x 12'3"

UTILITY ROOM
6'3" x 6'0"

DOWNSTAIRS WC

BEDROOM ONE
11'6" x 13'4"

ENSUITE

BEDROOM TWO
10'7" x 12'6"

ENSUITE

BEDROOM THREE
10'8" x 8'11"

BEDROOM FOUR
6'11" x 9'3"

BATHROOM WC
7'1" x 5'6"

GARAGE
10'4" x 19'9"

FRONT GARDEN

REAR GARDEN

4 BEDROOM HOUSE - DETACHED

- FOUR BEDROOM DETACHED HOUSE
- IMMACULATEDLY PRESENTED THROUGHOUT
- TWO RECEPTION ROOMS
- KITCHEN DINER & UTILITY ROOM
- FAMILY BATHROOM, TWO ENSUITES & DOWNSTAIRS WC
- DETACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING FOR TWO CARS
- SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING B

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BACKWORTH PARK DRIVE, BACKWORTH NE27 OXF

This modern and immaculately presented, detached house was built in 2021 and is perfectly located on a new residential development within a popular area. It boasts a wealth of contemporary features and is ideal for a family. With over 1562 square foot of accommodation set over two floors this stunning property comprises of an entrance hallway with doors leading to the reception rooms and kitchen diner. The first of the reception rooms has French doors leading to the rear garden. The kitchen diner benefits from contemporary units with undercabinet lighting and a range of integrated appliances with further French doors to the rear garden. Completing the ground floor there is a utility room with further units and appliances and a downstairs WC. To the first floor there are four bedrooms, two with ensuites including walk in rainfall showers, vanity washbasins and integrated WCs. There is also a family bathroom with panelled bath, vanity washbasin and integrated WC. Externally the property has a detached garage, front garden with driveway parking for up to two cars and a South facing rear garden with feature surrounding lighting. The amazing condition and location of this property makes for an exciting opportunity which can only truly be appreciated by a visit. A stunning village, Backworth has benefitted from significant residential development in recent years and now offers something to suit all tastes, from new build to period properties, wherever you sit on the housing ladder. Just a short distance from Northumberland Park, the area shares the excellent amenities on offer there, including a leading supermarket, retail park and Metro station. Backworth also provides easy access to both the A19 and A1, making it ideal for commuters.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	93	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	