



30 Rosebay Close, Newcastle Upon Tyne, NE27 0GG

Offers Over £460,000

Hive Estates is delighted to welcome to the market this beautifully presented four bedroom detached family home on Rosebay Close in Backworth. Boasting a double driveway, integral garage, and an impressive landscaped garden, this spacious and stylish property is ideal for modern family living and entertaining.

Step inside to a bright and elegant living room, enhanced by a large bay window that floods the space with natural light. Featuring soft grey carpeting, a tasteful neutral colour palette, and a contemporary feature fireplace, this is the perfect spot for relaxation.

To the rear, the heart of the home is the expansive open plan kitchen and dining area, designed with family life and entertaining in mind. The kitchen is fitted with sleek high gloss light grey cabinetry and striking black quartz worktops, complemented by light grey wood effect flooring that flows seamlessly throughout. A full range of integrated appliances including a fridge, freezer, oven, hob, microwave, dishwasher, and washing machine offer ultimate convenience. The dining area provides ample space for a large table and opens out into the garden via stylish bifold doors, creating an effortless indoor outdoor connection.

Completing the ground floor is a well appointed WC, featuring contemporary neutral tiling to the walls and floor.

Upstairs, the luxurious principal bedroom is generously sized, complete with feature wall panelling, a charming window nook, built in wardrobes, and plush grey carpets. It also benefits from a modern en-suite shower room, with neutral and feature tiling, a walk in shower with a waterfall head, vanity basin unit, WC, towel radiator, and coordinating flooring.

The second and third bedrooms are also spacious doubles, beautifully decorated and filled with natural light. The fourth bedroom is currently set up as a home office with built-in storage and a desk area a versatile space equally suited as a dressing room, nursery, or guest room.

The family bathroom is a contemporary sanctuary, featuring a large bath, waterfall shower, vanity basin unit, WC, heated towel rail, spotlights, and stylish tiled walls with feature detailing.

To the rear, the landscaped garden offers a perfect setting for outdoor living with a generous lawn, a paved patio area, and a fantastic built in barbecue and pizza oven, ideal for al fresco dining and hosting guests. At the front, a double driveway provides ample off-street parking and leads to the integral garage, with a neat lawned area completing the kerb appeal.

Located on a highly sought after modern development, this exceptional home enjoys close proximity to the A19 for excellent transport links, with easy access to Newcastle, nearby retail amenities, and the beautiful North East coast.

Kitchen/Diner 26'10" x 11'10" (8.20 x 3.61)

Living Room 18'6" x 13'3" (5.64 x 4.06)

Utility Room 11'10" x 5'10" (3.61 x 1.80)

WC 5'5" x 2'11" (1.66 x 0.90)

Bedroom 1 19'8" x 11'3" (6.01 x 3.43)

En-Suite 10'2" x 4'7" (3.11 x 1.40)

Bedroom 2 13'3" x 11'10" (4.04 x 3.61)

Bedroom 3 13'3" x 11'2" (4.04 x 3.42)

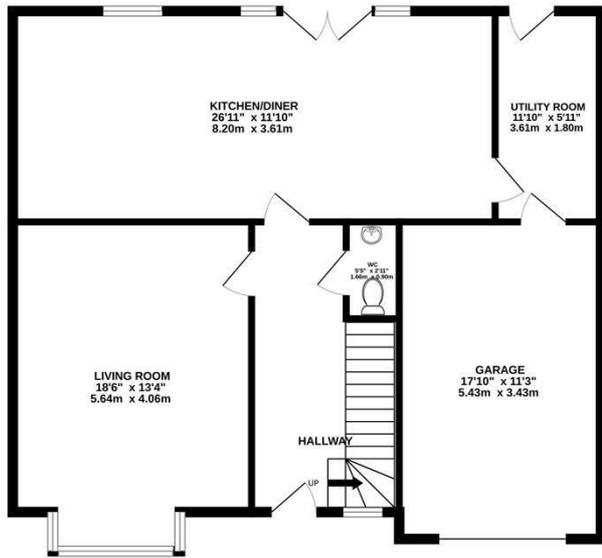
Bedroom 4 11'10" x 9'4" (3.61 x 2.85)

Bathroom 9'5" x 7'1" (2.89 x 2.17)

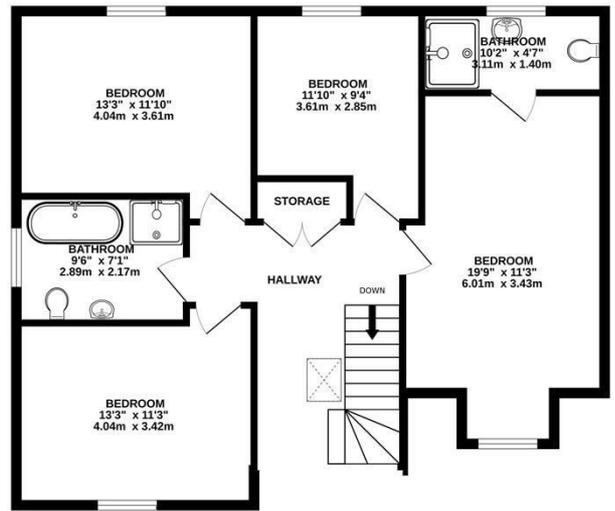
Garage 17'9" x 11'3" (5.43 x 3.43)

Floor Plan

GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
838 sq.ft. (77.9 sq.m.) approx.

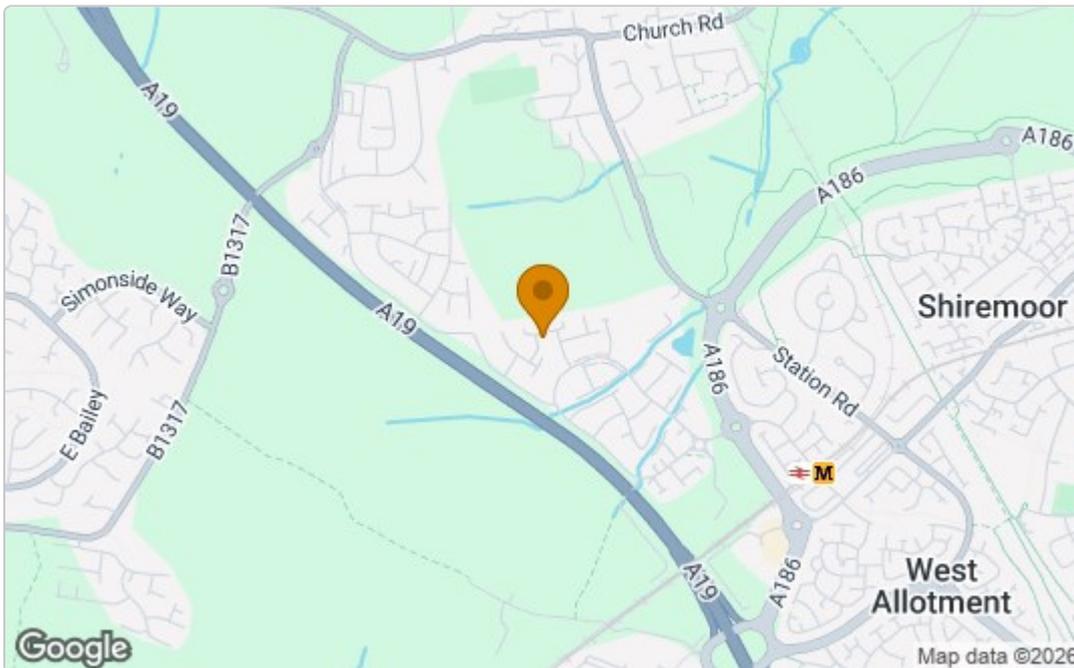


ROSEBAY CLOSE NE27 0GG

TOTAL FLOOR AREA: 1794 sq.ft. (166.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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