

SIGNATURE

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📍 East Farm Mews, Newcastle Upon Tyne NE27 0FB

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Offers Over £475,000

Signature North East are delighted to welcome this impressive five bedroom semi-detached property to the market, ideally located within a quiet development in Backworth. This attractive home offers generous living space across three floors and is perfectly positioned for a range of buyers. The area benefits from excellent transport links, including nearby Metro stations and major road networks, providing easy access to Newcastle city centre and the wider Tyneside region, ideal for commuters. Well-regarded schools are within close proximity, along with excellent outdoor amenities, including Backworth Golf Course which is situated within the village and just a short walk from the property. There are also extensive waggonways on the doorstep, extending west through surrounding fields and woodland, ideal for walking and cycling.

The property also benefits from a highly efficient solar energy system, comprising 13 roof-mounted panels and a 6kW battery. For around eight months of the year, the solar installation provides the majority of the home's electricity. The battery further enhances efficiency by storing excess energy for evening use and can also be charged overnight on lower tariffs to power the home during more expensive daytime periods.

Upon entering, you are welcomed into a central hallway with access to a convenient W.C. The spacious living room provides ample space for a variety of furnishings, with elegant French doors allowing plenty of natural light and leading out to the rear garden. A log burner, installed just last year, adds a cosy focal point to the room.

The open plan kitchen and dining area is equally impressive, featuring a central island ideal for casual dining, alongside space for a dining table. The kitchen offers an abundance of storage through attractive wall and base units, complemented by sleek worktops and a range of integrated appliances including a fridge, wine cooler, oven, microwave and hob. A separate utility room, formed from part of the original garage, provides additional practicality with plumbing for a washer and dryer.

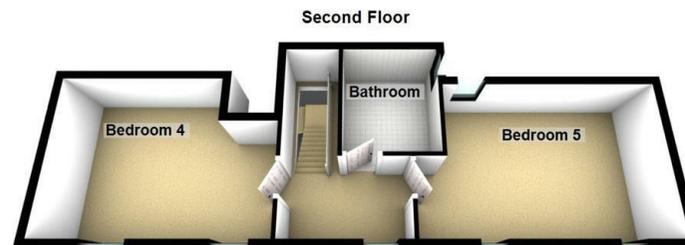
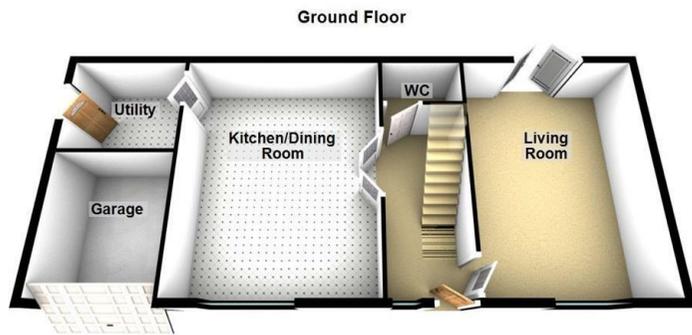
To the first floor, there are three bedrooms, all comfortably accommodating a double bed and furnishings. The principal bedroom benefits from built-in wardrobes and a modern en-suite complete with shower, W.C and hand basin. A contemporary family bathroom serves the remaining bedrooms and features a bathtub, separate shower, hand basin and W.C. The second floor has been thoughtfully converted to provide two further double bedrooms along with an additional bathroom, fitted with a bath and overhead shower, W.C and hand basin.

Externally, the property boasts a generous rear garden with both patio and decking areas, ideal for outdoor seating and entertaining, and perfectly positioned to enjoy the sun throughout the day. To the front, there is an extended block paved driveway providing off-street parking for multiple vehicles, completing this fantastic home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 207.5 sq. metres (2233.8 sq. feet)

Measurements:

Living Room
18'7" x 13'7"

Kitchen / Dining Room
18'6" x 15'5"

Utility
7'6" x 8'11"

W.C
3'6" x 6'4"

Bedroom One
18'7" x 11'10"

En Suite
5'2" x 10'0"

Bedroom Two
18'6" x 10'2"

Bedroom Three
12'0" x 9'11"

Bathroom
8'5" x 8'5"

Bedroom Four
11'9" x 16'11"

Bedroom Five
11'8" x 18'7"

Bathroom
6'9" x 8'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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