

# SIGNATURE

## NORTH EAST

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Prosperous Way, Backworth NE27 0XJ

# Prosperous Way, Backworth NE27 0XJ

**Asking Price**  
**£360,000**

Signature North East welcomes you to this modern four-bedroom detached home, located in the desirable Backworth area. Built in 2021, this impressive property combines contemporary design with family practicality. Enjoying a peaceful setting with green spaces and local amenities nearby, it also benefits from excellent transport connections, with Northumberland Park Metro station providing convenient access across the region.

From the hallway, step into the bright and spacious living room, enhanced by a large window that floods the room with natural light and offers ample space for furnishings. The stylish kitchen/diner is fitted with an array of wall and base units, sleek countertops, and integrated appliances including a double oven and microwave unit, fridge freezer, dishwasher and wine cooler. The kitchen also comfortably accommodates a dining area, while elegant French doors open onto the rear garden, creating an ideal space for both everyday living and entertaining. The property also benefits from a generous second reception room, formed from the garage conversion and currently used as a snug. This floor also benefits from a utility room and a convenient WC.

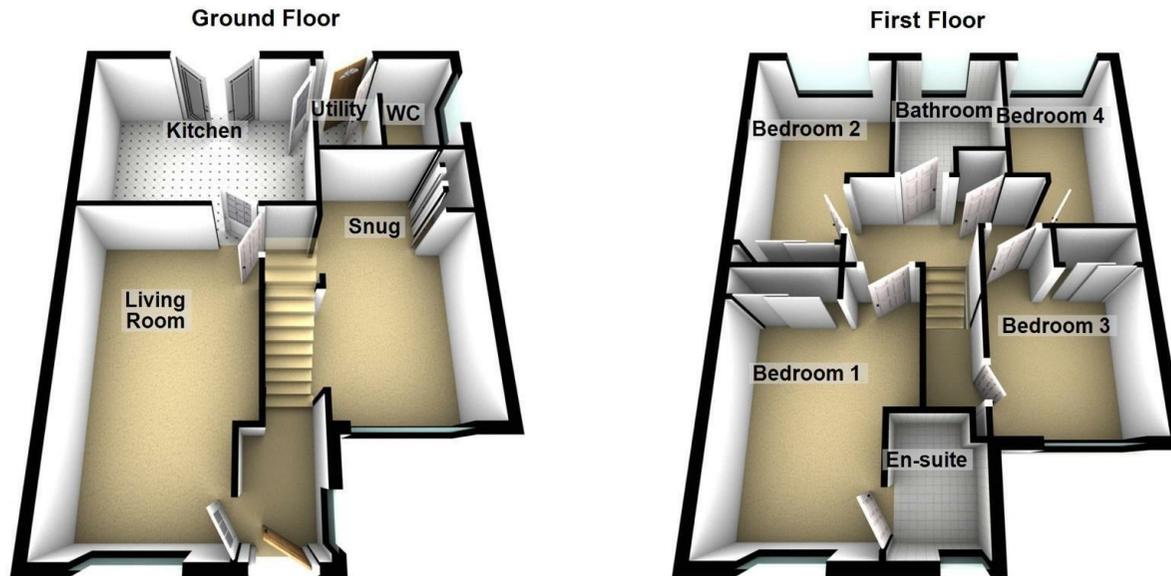
To the first floor, four generously sized double bedrooms await, each providing comfortable proportions for family living. The principal bedroom boasts its own private en suite, while the remaining bedrooms are served by a modern family bathroom, complete with bathtub, overhead shower, wash basin and WC.

Externally, the home offers a well-maintained rear garden with lawn, patio and decking, providing a perfect space for relaxing or hosting in the warmer months. To the front, a double driveway provides off-street parking, with additional visitor bays available nearby.



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

# PROPERTY FLOORPLAN



Total area: approx. 107.8 sq. metres (1160.4 sq. feet)

## Measurements:

Living Room  
17'10" x 10'3"

Kitchen  
10'2" x 13'10"

Utility  
3'8" x 6'5"

WC  
3'7" x 5'11"

Snug  
15'5" x 8'5"

Bathroom  
8'3" x 6'6"

Bedroom One  
12'4" x 10'3"

En - Suite  
3'10" x 6'5"

Bedroom Two  
12'6" x 8'2"

Bedroom Three  
6'6" x 8'5"

Bedroom Four  
11'6" x 7'2"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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