

Bluebell Wynd | Backworth | NE27 0XE

Offers in Excess of £385,000

A magnificent, detached family home, enjoying a secluded position tucked away within this highly sought-after cul-de-sac and presented to an exceptional standard throughout. Entrance hallway, leading through to a bright and spacious lounge, with an impressive open plan kitchen and dining area, fitted with a range of integrated appliances. To the rear of the property is a stunning second lounge with a striking vaulted ceiling and French doors to the rear garden. A separate utility room and convenient downstairs W.C. complete the ground floor. To the first floor are four double bedrooms, including a superb principal bedroom with its own en-suite shower room and a gorgeous family bathroom off the landing. Externally the property benefits from a double paved driveway, low maintenance front garden, garage and to the rear of the property is a beautiful garden with planted beds paved seating area and a pergola, truly stunning!!

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4 2 3

Stunning Detached Family Home

Four Bedrooms Principal Bedroom with En-suite

Gorgeous Kitchen/Diner with Integrated Appliances

Fabulous Sized Sunroom with Vaulted Ceiling and French Doors

Beautiful Lounge to the Front

Utility Room, Downstairs W.C. and Family Bathroom

Double Paved Driveway and Garage

Beautiful Rear Garden with Pergola and patio

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Double glazed window, radiator, stairs to the first floor, door to:

LOUNGE: (front), 10'1 x 18'0 (3.07m x 5.49m), two double glazed windows, radiator, spacious storage cupboard

KITCHEN/DINER: (rear), 10'6 x 14'2 (3.20m x 4.32m), stunning open plan family dining kitchen incorporating a beautiful range of high gloss base, wall and drawer units, integrated double oven, induction hob, cooker hood, fridge/freezer, dishwasher, one and a half bowl sink unit with mixer taps, spotlights to ceiling, radiator

SUNROOM: (rear), 11'1 X 10'1(3.38m x 3.07m), outstanding rear lounge with vaulted ceiling, double glazed window overlooking the garden, French doors to the rear garden, radiator

UTILITY ROOM: (rear) 4'1 x 7'0 (1.2m x 2.13m), plumbing for washing machine, door to rear garden, door to:

DOWNSTAIRS W.C.: (rear) 6'1 x 4'00 (1.2m x 1.85m), hand washbasin with mixer taps, low level w.c. with push button cistern, radiator, double glazed window

LANDING: superb landing area, storage cupboard, radiator, door to:

BEDROOM ONE: (front) 10'1 x 14'1 (3.07m x 4.29m), fitted sliding wardrobes, double glazed window, radiator,

EN-SUITE: (front), shower cubicle, chrome shower with additional forest waterfall spray, washbasin with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, spotlights to ceiling, tiled shower area and tilling to walls, tiled floor, double glazed window

BEDROOM TWO: (front), 9'0 x 11'1 (2.74m x 3.38m) fitted sliding wardrobes, double glazed window, radiator,

BEDROOM THREE: (rear), 8'1 x 12'1 (2.46m x 3.68m), , double glazed window, radiator,

BEDROOM FOUR: (rear), 7'1 x 11'1 (2.16m x 3.38), double glazed window, fitted sliding double door windows, radiator

FAMILY BATHROOM: (rear) bath with mixer taps and shower off, half pedestal washbasin with mixer taps, low level w.c. with recessed flush, tiled floor, chrome ladder radiator, double glazed window, spotlights to ceiling

EXTERNALLY: stunning rear garden, with fenced boarders, paved patio areas, pergola, planted beds and gated access out to the double width, block paved driveway and garage.

T: 0191 2463666
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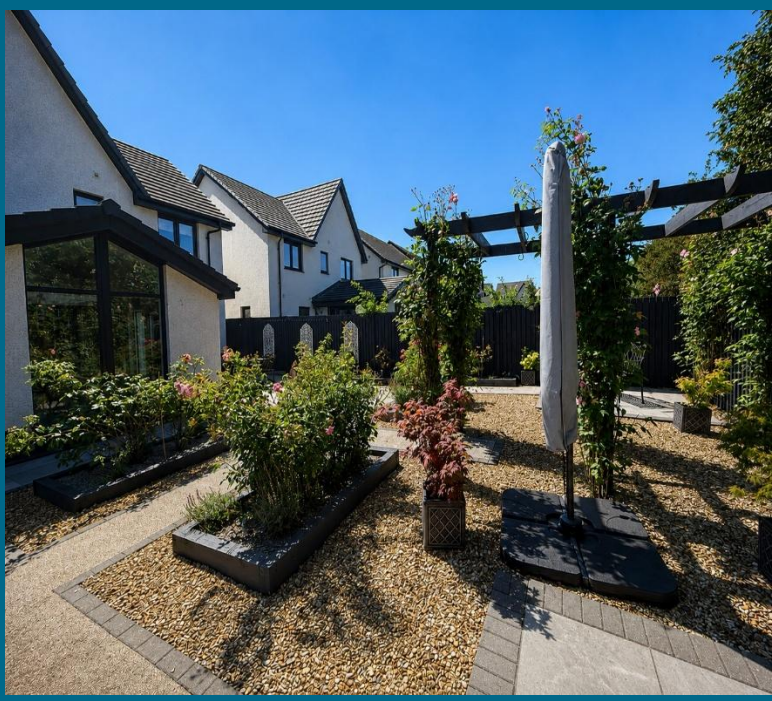












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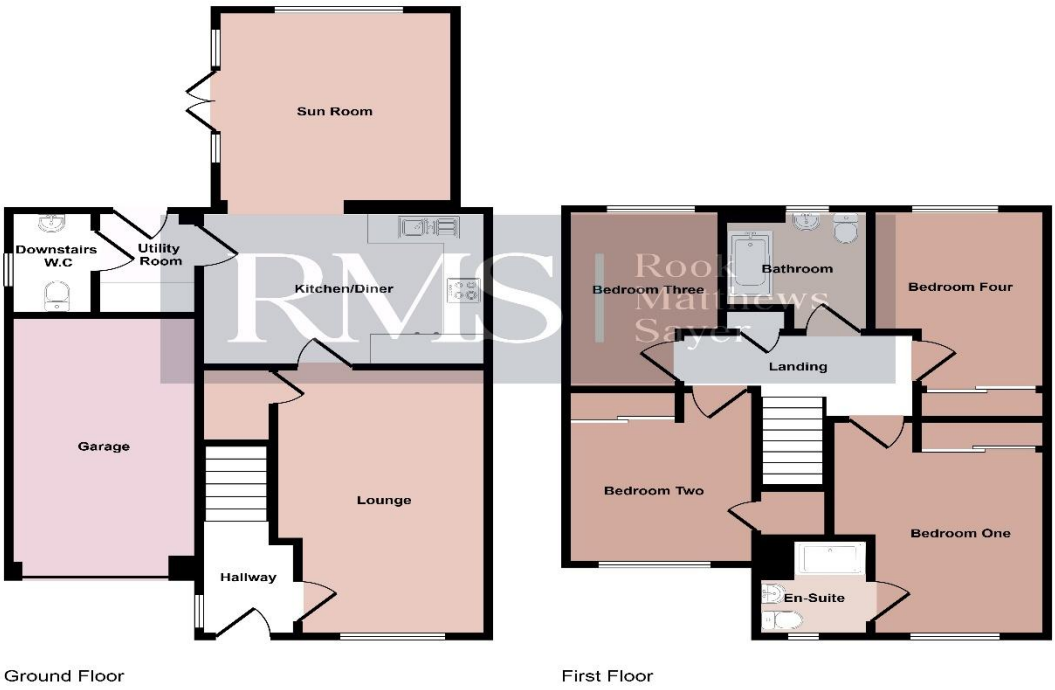






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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

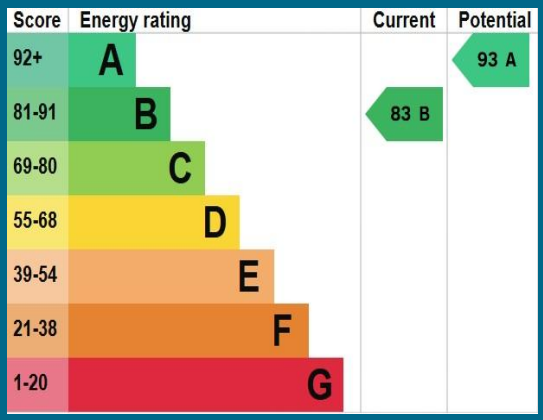
MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

COUNCIL TAX BAND: D

EPC RATING: B

WB3692 LI.DB.29.07.2026



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.

The Property Ombudsman

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