

Bluebell Wynd, Backworth Park, NE27

OIRO £450,000



Full Description

Alexander Hudson Estates are delighted to welcome to the market this beautifully presented four bedroom detached family home, ideally positioned within a sought-after modern development. Offering spacious and contemporary accommodation throughout, the property has been thoughtfully designed for modern family living and enjoys a generous plot with open aspects to the rear.

The ground floor comprises an entrance hallway with ground floor WC, generous living room with large front facing windows, and a stylish open-plan kitchen/dining room featuring integrated appliances and breakfast bar seating. To the rear, a stunning orangery creates an additional reception area, benefiting from vaulted ceilings, full-height glazing and French doors opening onto the garden. Internal access is also provided to the integral garage.

To the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room. Three further well-proportioned bedrooms are served by a modern family bathroom.

Externally, the property enjoys a driveway providing off-street parking and access to the integral garage. The enclosed rear garden

is predominantly laid to lawn with paved seating areas, creating an excellent space for family life and outdoor entertaining.

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- Beautifully presented four bedroom detached family home.
- Impressive orangery & open-plan kitchen/diner.
- Enclosed lawned garden with paved seating areas, driveway parking and integral garage.
- Cul-de-sac location on this popular development.

Contact Us

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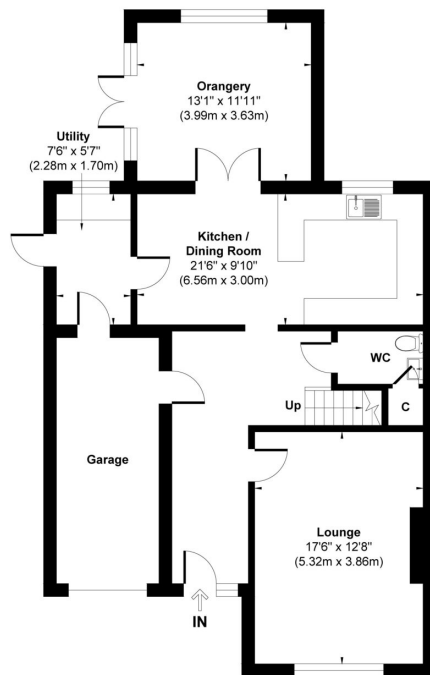




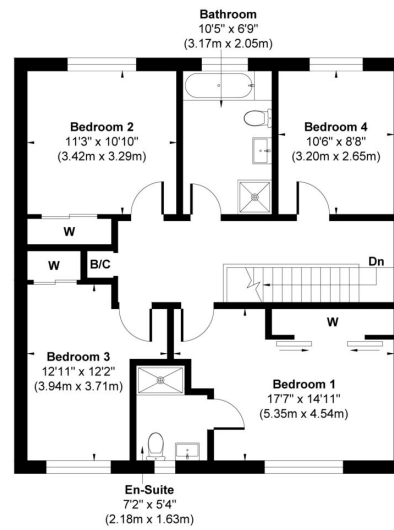
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC





Ground Floor
Approximate Floor Area
885 sq.ft
(82.23 sq.m)



First Floor
Approximate Floor Area
809 sq.ft
(75.18 sq.m)

Approx. Gross Internal Floor Area 1694 sq. ft / 157.41 sq. m (Excluding Garage)

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