36 Bluebell Wynd, Backworth

Newcastle Upon Tyne

Offers in Region of £450,000

36 Bluebell Wynd

Backworth, Newcastle Upon Tyne

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.

Backworth Park is part of the historic village of Backworth, known for its mining heritage. The modern development has created a thriving residential community with contemporary homes, local shops, and leisure facilities including The Pavilion Bar & Grill, Costa Coffee, and a local retail centre. Coastal towns such as Whitley Bay and Tynemouth are a short drive away, while the A19, A1, and Northumberland Park Metro Station provide excellent commuting options. Families benefit from nearby primary and secondary schools, making Backworth Park a convenient and attractive location with a strong sense of community, just a stone's throw from the coast.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 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.

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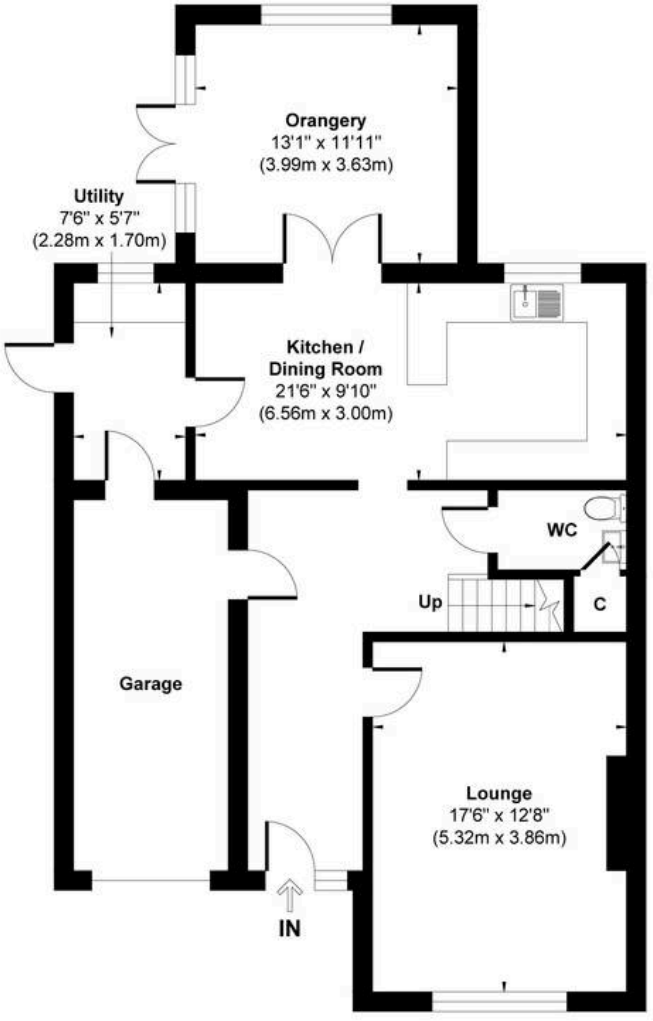
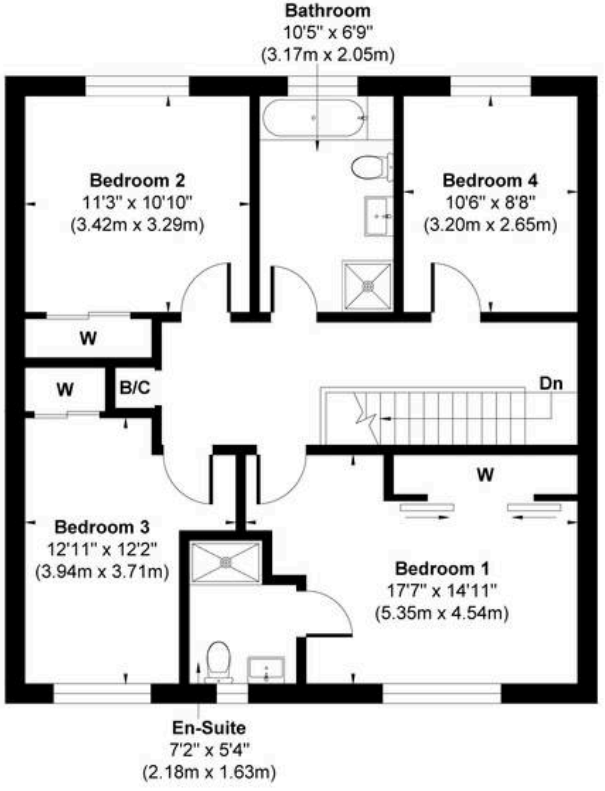


Ground Floor
Approximate Floor Area
885 sq.ft
(82.23 sq.m)



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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