



18 Bluebell Wynd, Backworth
Newcastle Upon Tyne

In Excess of £375,000

18 Bluebell Wynd

Backworth, Newcastle Upon Tyne

Alexander Hudson Estates introduce to the market this impressive four-bedroom, three-bathroom detached house, thoughtfully designed for modern family living and positioned within a quiet, well-maintained residential area. The property offers generous accommodation across approximately 1,800 square feet (where available), with flexible living spaces and a striking modern façade complemented by driveway parking and an integrated garage, ensuring both practicality and kerb appeal.

The ground floor welcomes you into a bright and spacious open plan living area, where large windows and expansive bi-fold doors create a seamless transition between the indoors and the private landscaped garden. This inviting space is ideal for both everyday family life and entertaining, featuring a contemporary dining area and a comfortable lounge. The modern kitchen is fitted with sleek cabinetry, integrated appliances, under-cabinet lighting, and a contemporary faucet, providing a stylish and functional heart to the home. An adjoining utility room, finished to the same high standard, offers integrated laundry appliances and ample worktop space, making household tasks efficient and discreet.

Upstairs, four well-proportioned bedrooms are presented in a calm, neutral palette, each benefitting from abundant natural light and thoughtfully integrated storage solutions, including mirrored wardrobes. The principal bedroom enjoys the added luxury of an ensuite bathroom and direct garden views, while a second bedroom features a dual-purpose layout, perfectly suited for a home office or guest accommodation. Both family and ensuite bathrooms offer modern fixtures, walk-in showers, and sleek built-in storage, with features such as heated towel rails and large mirrors creating an elegant and practical environment. The nursery is designed with comfort and organisation in mind, featuring built-in shelving and a cosy seating area.

Externally, the property boasts a well-maintained private garden with a spacious patio area and landscaped lawn – ideal for alfresco dining, relaxation, or play. The modern extension, with its floor-to-ceiling windows and bi-fold doors, enhances the sense of space and provides excellent indoor-outdoor connectivity. Driveway parking and an integrated garage add further convenience for families and professionals alike.

This detached house is perfectly suited to those seeking a modern, versatile home with excellent entertaining space, practical family accommodation, and a peaceful setting. With its contemporary design, generous gardens, and thoughtful layout, this property offers a superb





Council Tax band: D

Tenure: Freehold

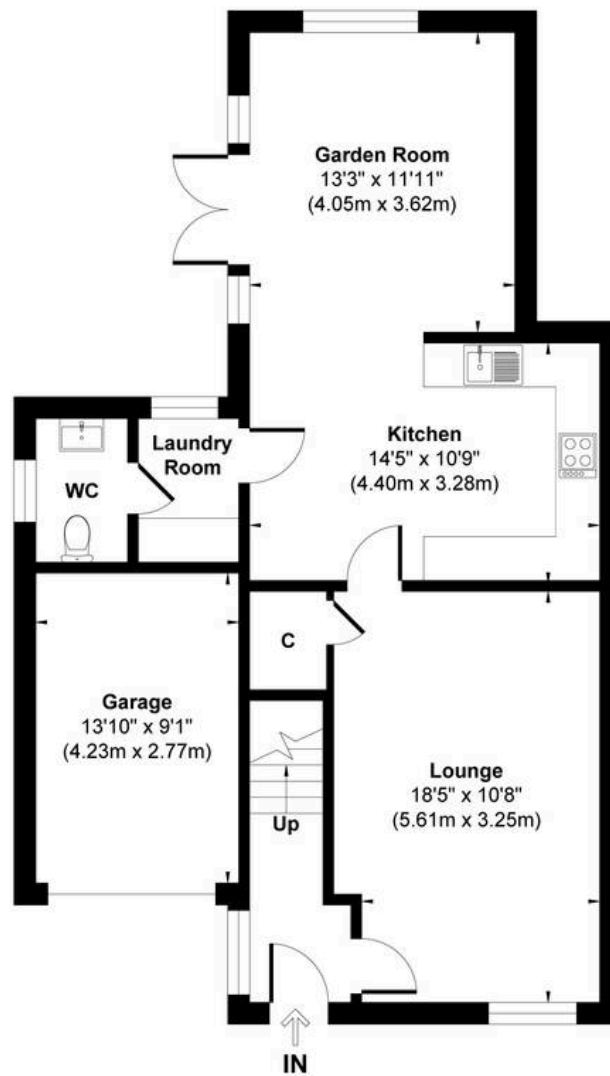
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

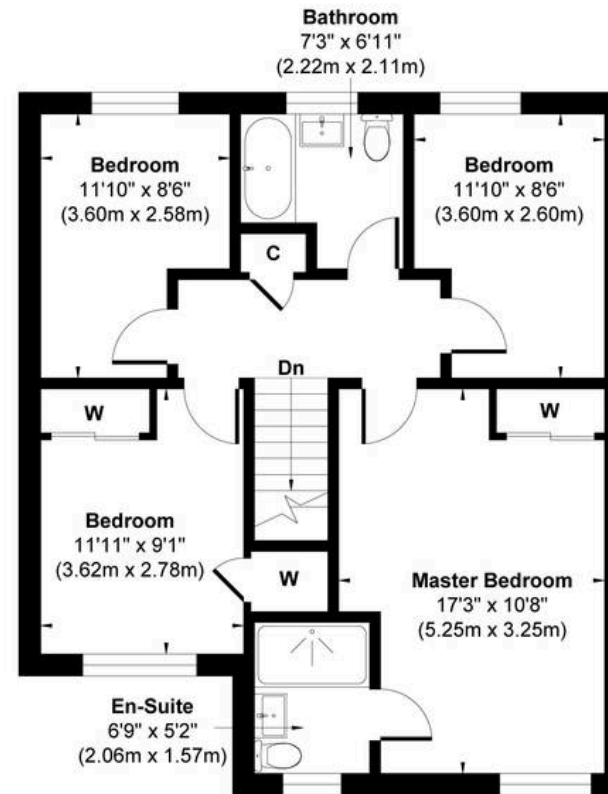
- Private garden
- Patio seating area
- Bi-fold doors (garden access)
- Open plan living area
- Modern kitchen with integrated appliances
- Driveway parking
- Integrated garage
- Modern bathrooms with walk-in shower and bathtub
- Ample natural light throughout
- Built-in storage and mirrored wardrobes







Ground Floor
 Approximate Floor Area
 828 sq.ft
 (76.88 sq.m)



First Floor
 Approximate Floor Area
 695 sq.ft
 (64.54 sq.m)

Approx. Gross Internal Floor Area 1523 sq. ft / 141.42 sq. m (Including Garage)

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