

# SIGNATURE

## NORTH EAST

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 Briardene Way, Newcastle Upon Tyne NE27 0XQ

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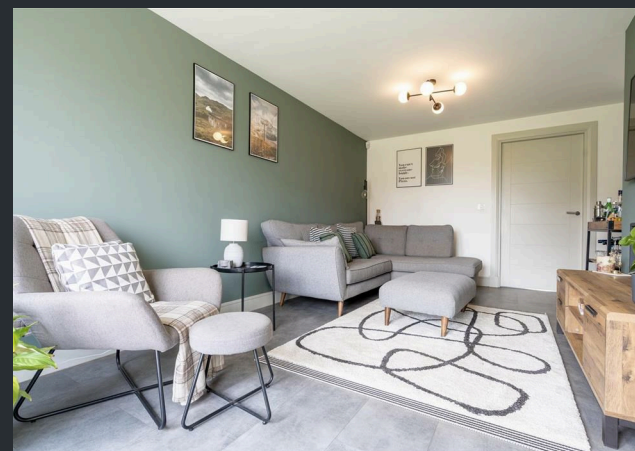
## Offers Over £320,000

Signature North East is delighted to welcome to the sales market this exceptional four-bedroom detached family home, ideally situated on the sought-after Briardene Way in Backworth. Boasting a peaceful yet well-connected location, this impressive property is just a 15-minute walk from Northumberland Park Metro Station, offering direct links to Newcastle city centre. Excellent road connections via the A19 and A1, along with nearby bus services, ensure effortless commuting. Residents will also enjoy a wealth of nearby amenities, including Northumberland Park shopping facilities and the extensive Silverlink Retail Park, offering a wide variety of shops, dining, and leisure options. The area is also well-served by highly regarded schools, including Holystone Primary School.

Upon entering the home, you are welcomed by a bright entrance hallway with stairs to the first floor and access into a spacious living room, complete with a feature electric fire and a large front-facing window that floods the room with natural light. The heart of the home is the stylish open-plan kitchen/diner, featuring a contemporary range of white and grey gloss units, integrated appliances including a fridge, freezer, dishwasher, oven, and hob, and generous space for dining by the French doors. Completing the ground floor is a useful utility room with rear access, along with a convenient downstairs W.C.

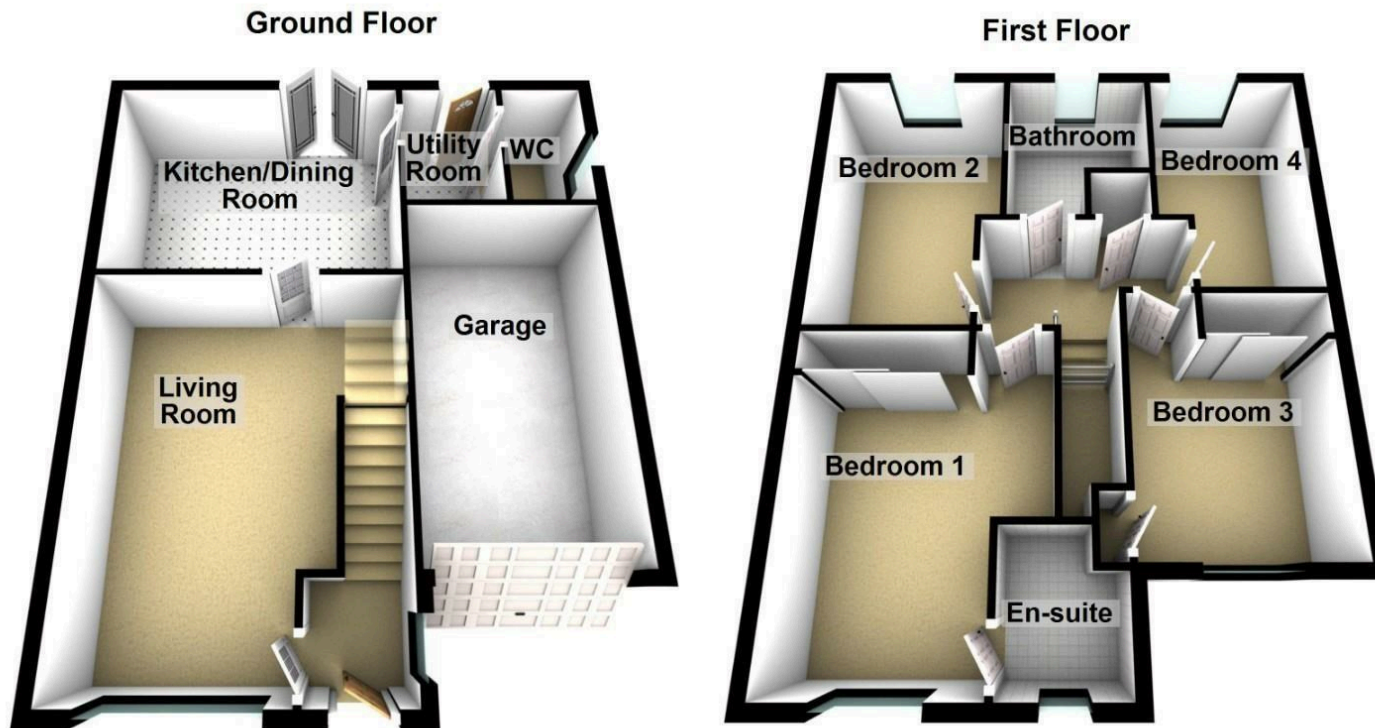
To the first floor, the main bedroom is positioned to the front and benefits from fitted wardrobes and a sleek en-suite shower room. There are three further well-proportioned double bedrooms—one of which also includes fitted wardrobes—and a modern family bathroom comprising a bath, separate shower, W.C., and hand basin.

Externally, the home is set back on a private drive with ample off-street parking and an integral garage to the front. To the rear, a generous south-facing garden provides a spacious patio area—perfect for alfresco dining and outdoor entertaining.



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

# PROPERTY FLOORPLAN




Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

- Living Room  
18'0" x 14'3"
- Kitchen / Dining Room  
14'2" x 10'7"
- Utility Room  
6'9" x 4'10"
- W.C  
6'9" x 4'0"
- Bedroom One  
14'9" x 10'7"
- Bedroom Two  
14'1" x 8'7"
- Bedroom Three  
11'9" x 9'1"
- Bedroom Four  
11'11" x 7'6"
- Bathroom  
8'0" x 6'11"
- En-Suite  
6'8" x 5'2"

## 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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