

# SIGNATURE

## NORTH EAST

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 Briardene Way, Newcastle Upon Tyne NE27 0XQ



# Briardene Way, Newcastle Upon Tyne NE27 0XQ

**Offers Over £305,000**

Signature North East is proud to welcome to the sales market this stunning four bedroom detached family home on the exclusive Briardene Way, Backworth. This freehold property offers spacious living, modern decor and is set back from the main through road on a private drive with ample off street parking.

A convenient entrance hallway has stairs leading to the first floor and also provides access into the living room. The living room has been upgraded by the current owners to create a feature built in electric fire and inset for TV. There are also two large windows, illuminating the room with natural day light. Under the stairs has been converted to house a small office space. Into the large dining kitchen, there are a full range of fitted wall and floor units in a modern white and grey gloss finish with a variety of integrated appliances including fridge, freezer, dishwasher, oven and hob. There is also ample space for dining by the French doors. Beyond the kitchen is a separate utility room and W.C.

Up to the first floor you will find the main bedroom to the front of the property which boasts fitted wardrobes and a modern en-suite shower room. There is also an additional three double bedrooms, one of which also benefits from fitted wardrobes, and the family bathroom. Access to the loft for storage is via the first floor landing.

Externally this property benefits from ample off street parking to the front along with the integral garage. To the rear there is a large, South facing garden which gets the sun from morning to night, with a spacious patio area, perfect for al fresco dining.

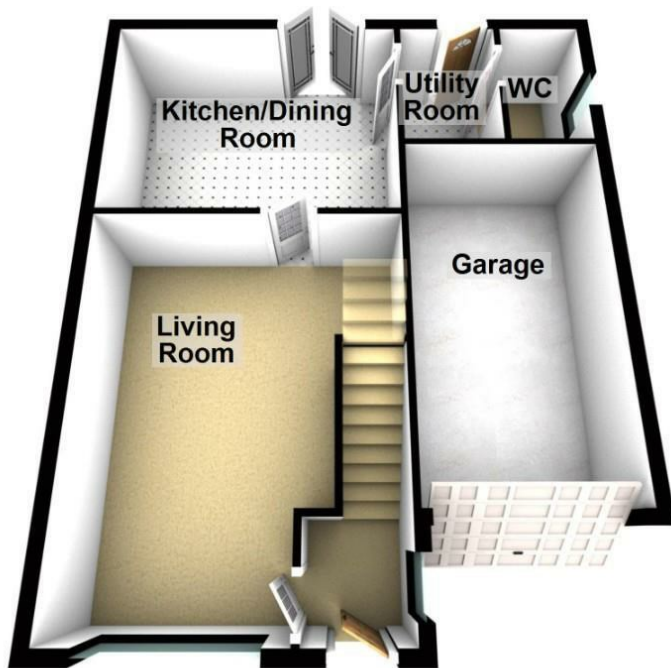
Contact Signature North East for a viewing of this modern family home.



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

# PROPERTY FLOORPLAN

Ground Floor



First Floor



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"

WC  
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

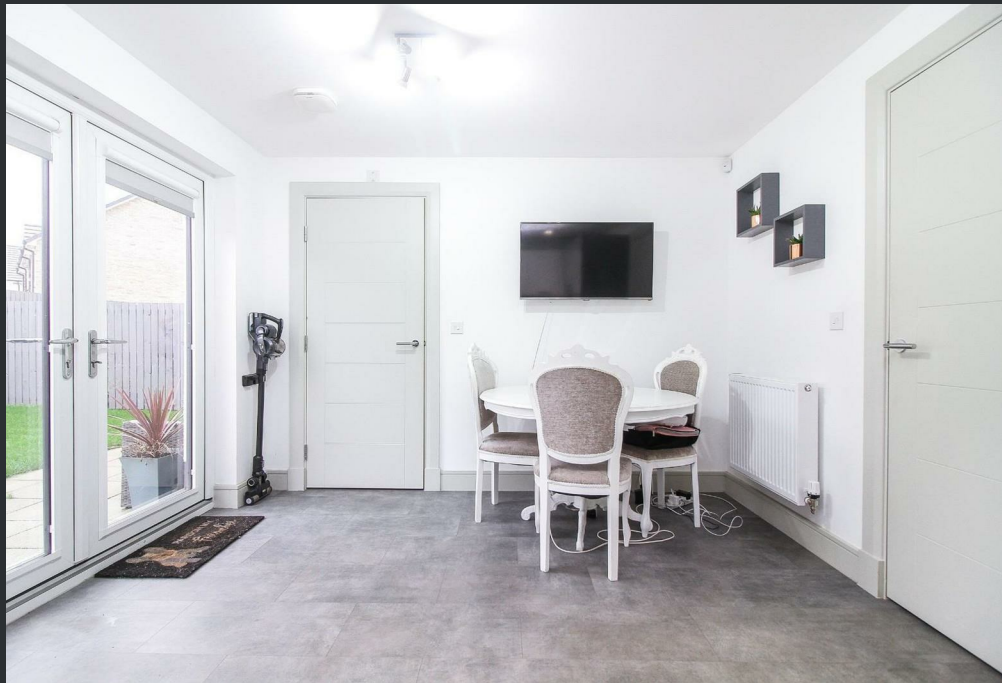
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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