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ROSEBAY CLOSE, BACKWORTH, NE27

Offers Over £440,000

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This is a beautifully presented, modern four-bedroom detached family home offering spacious and versatile living accommodation throughout. The property benefits from a double driveway, an enclosed rear garden, and a converted garage providing additional storage and office space.

The property has been well thought over two floors. The ground-floor has a spacious lounge, convenient WC, an open-plan kitchen, dining and family area, along with an office space and a useful utility/storage room. The upper floor hosts four well-proportioned bedrooms, with the master benefiting from an en-suite shower room, and a well-appointed family bathroom serving the remaining three bedrooms. The property further benefits from off-street parking, and an enclosed rear garden.

The nearby Backworth Centre provides everyday conveniences including a local shop, community facilities, and a welcoming village atmosphere. For a wider range of amenities, Shiremoor, Killingworth, and Whitley Bay are all just a short drive away, offering supermarkets, cafés, leisure centres, restaurants, and retail parks.

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The internal accommodation comprises: an entrance hall with stairs to the left leading to the first-floor landing, with under-stair storage. Adjacent to the storage is a convenient ground-floor WC, and to the right is a spacious lounge with a front-aspect window. The hallway then opens up into a large open-plan kitchen, dining, and family area with two sets of French doors leading out onto the rear garden. The kitchen is well-equipped with integral appliances and ample floor and base units, which provide excellent storage and work surfaces. Just off the kitchen is an office space, which benefits from built-in cupboards, and leads out into the former garage, now used as a convenient storage/utility space.

The first-floor landing benefits from a lovely Velux window and gives access to four well-proportioned bedrooms, with the master benefitting from built-in cupboards, a front-aspect window, and an en-suite shower room comprising a walk-in shower cubicle, WC, and washbasin. The remaining three bedrooms are served by a family bathroom, benefiting from a WC, washbasin, shower in a cubicle, and a bath. Just off the family bathroom is a useful storage cupboard.

Externally, to the front, the property has a double driveway providing off-street parking for two vehicles adjacent to the lawn area. To the rear is an enclosed garden, predominantly laid to lawn with a paved seating area, providing a versatile outdoor space for entertaining and relaxing.



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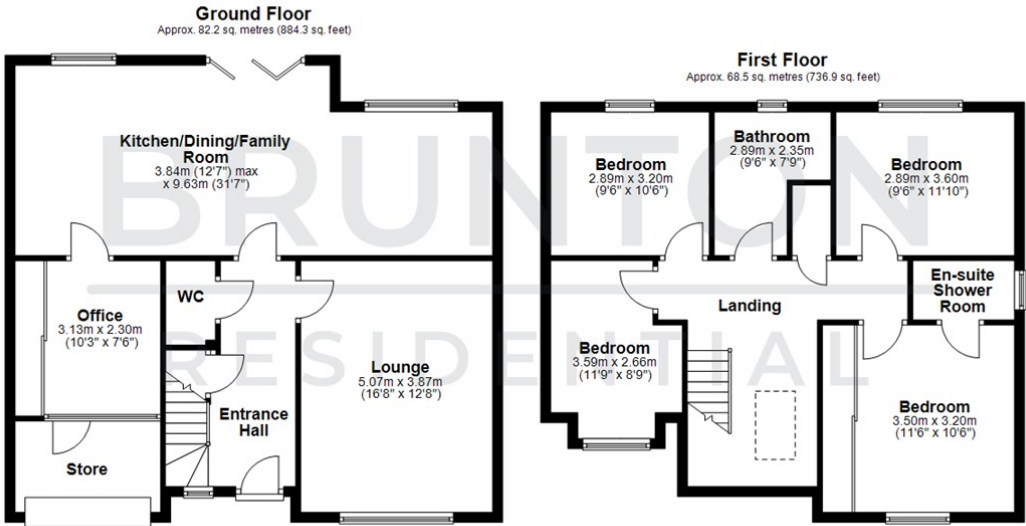
TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

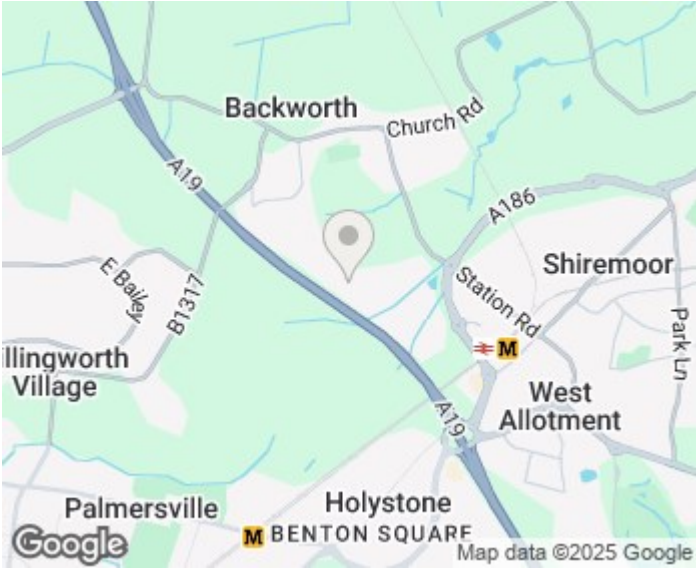
COUNCIL TAX BAND : E

EPC RATING : B

E



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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