



12 Rosebay Close

Backworth



SANDERSON
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12 Rosebay Close Backworth, NE27 0GG

Detached, Modern Family Home with Wonderful Open Plan Kitchen/Dining & Family Space, Lounge, Snug/Study, Four Double Bedrooms, Family Bathroom plus Two En-Suites, Generous Lawned Rear Gardens, Off Street Parking & Detached Double Garage.

This excellent and substantial, detached family home is ideally located at Rosebay Close, Backworth. Rosebay Close, which is placed within the desirable Brierdene Development, was originally constructed by Story Homes back in 2019 and offers some of the finest modern homes within the area.

Brierdene offers excellent access to great road and rail links and is positioned close to Backworth Primary School, Northumberland Park Metro Station, offering fantastic links into Newcastle City Centre and to Whitley Bay and Tynemouth.



Price Guide:

Guide Price £525,000

4 2 2 B



The internal accommodation comprises: Central entrance hall with ground floor guest WC, under-stairs store cupboard and staircase leading to the first floor | Lounge with bespoke fitted cabinetry and superb feature fireplace | Impressive, open plan kitchen/dining and family space with doors leading the rear gardens | Utility room with door to the rear | Snug/study to the ground floor.

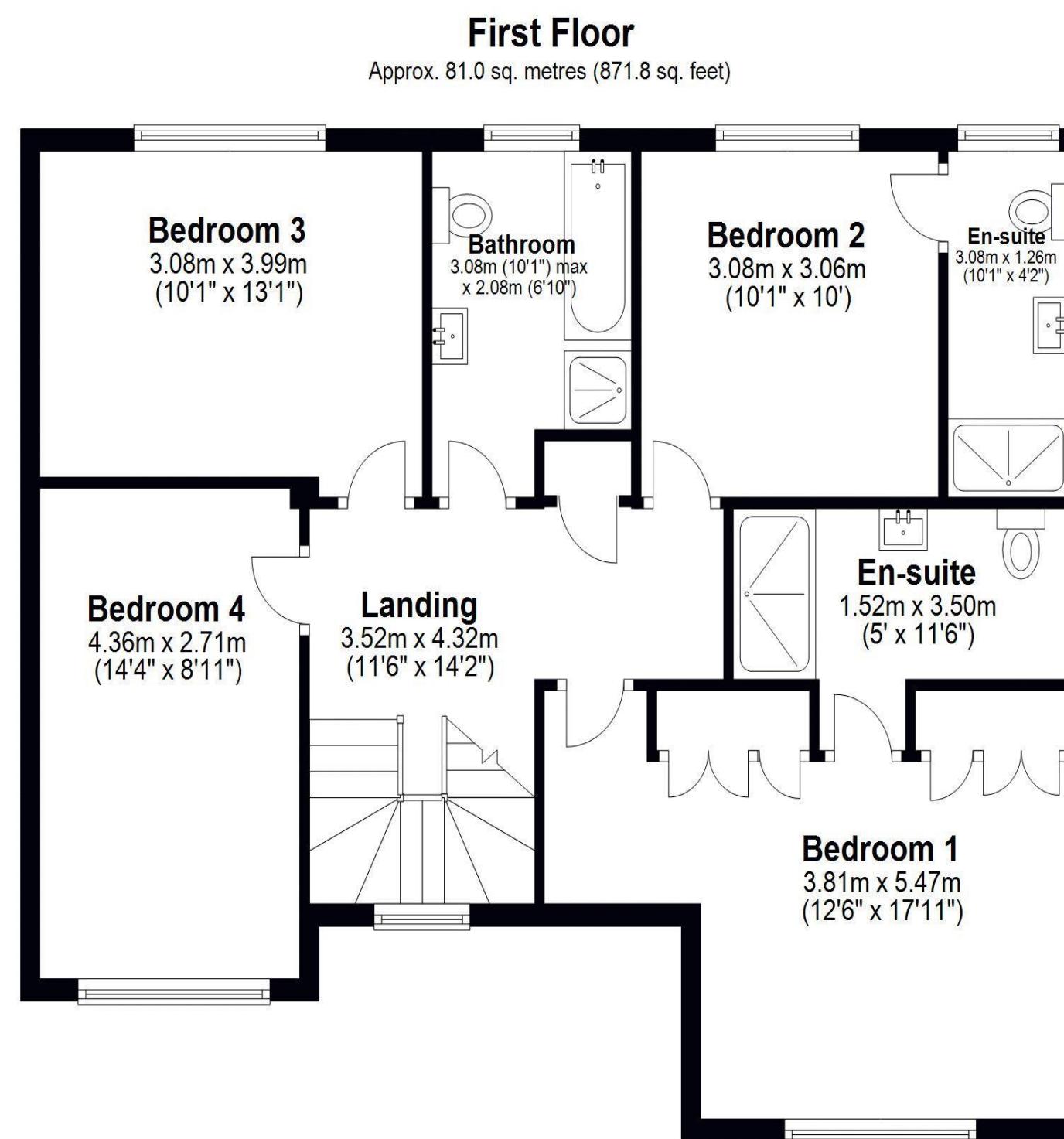
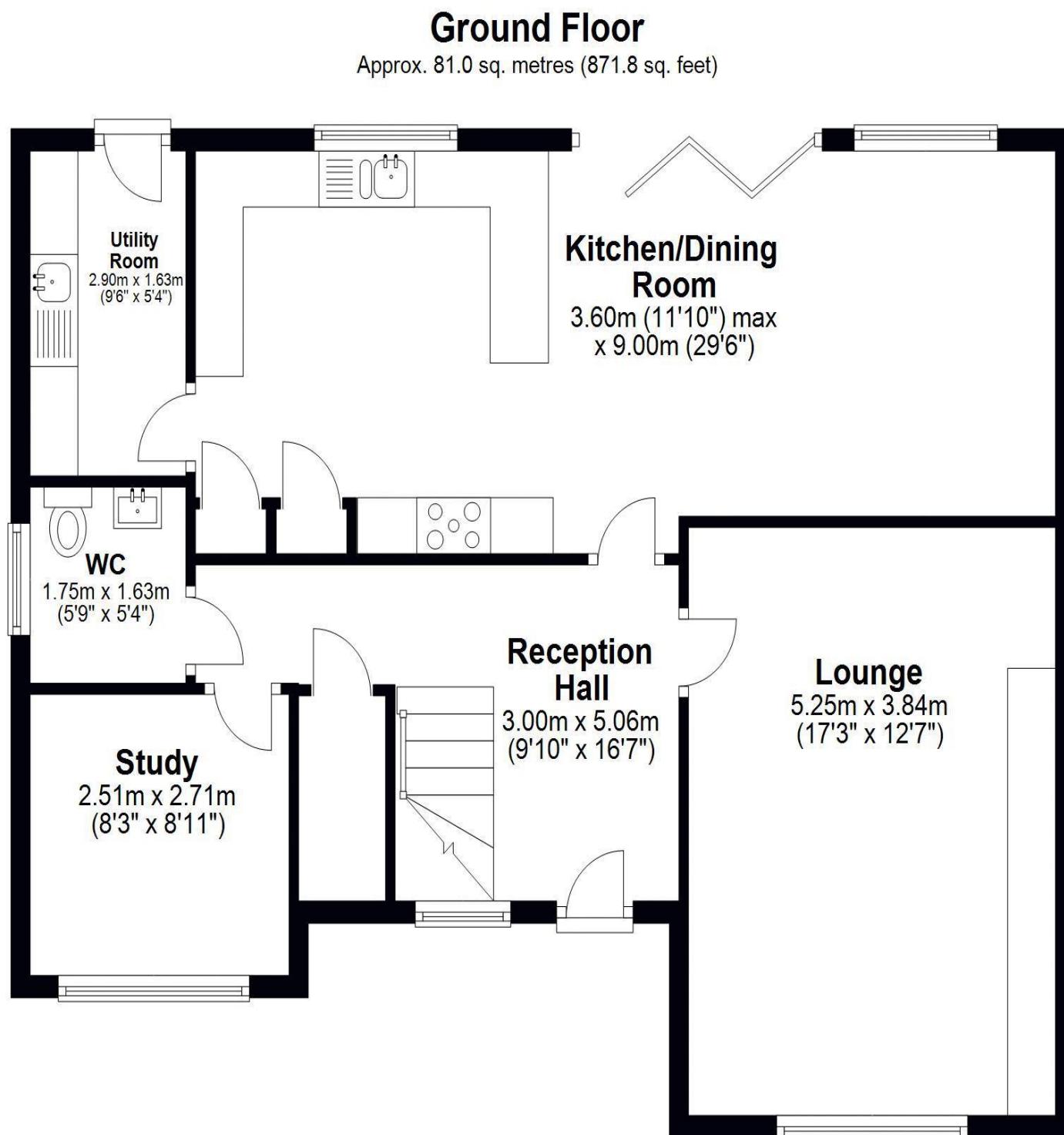
The stairs then lead to the first floor and onto four double bedrooms | Bedroom one enjoys bespoke fitted storage and access to an en-suite shower room with large walk-in shower | Bedroom two is another comfortable double with en-suite shower room | Bedrooms three and four are smaller double rooms | Family bathroom with four piece suite.



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Total area: approx. 162.0 sq. metres (1743.6 sq. feet)

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Externally, the property offers a small but well-presented front garden. The property also benefits from a large, detached garage with light, power, and off street parking for multiple vehicles. To the rear, is a generous lawned family garden with fitted seating area, pergola, paved patio seating area, well stocked borders and fenced boundaries.

Well-presented throughout, with double glazed windows and gas 'Combi' central heating, this great detached home simply demands an early inspection.

Services: Mains electric, gas, water, and drainage | **Tenure:** Freehold | **Maintenance Charge:** circa £70 per annum | **Council Tax:** Band F | **Energy Performance Certificate:** Rating B

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