



To buy

4 bed detached house to buy in

Tilley Lane, Backworth, Newcastle upon Tyne, Tyne and Wear, NE27 0XH

£430,000

 x 4  x 2  x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Beautifully Presented Family Home
- ✓ Open-Plan Kitchen, Dining & Family Room
- ✓ Detached Garage & Single
- ✓ Viewing Highly Recommended
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

Arrange a viewing

Donna Briggs
Branch Manager
Forest Hall

0191 2150677
forest.hall@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this beautifully presented family home, offering stylish interiors, versatile accommodation and an impressive open-plan kitchen, dining and family room. With an attractive frontage, rear garden, detached garage and driveway, this is a home with plenty to offer both inside and out.

The welcoming entrance hallway leads to an elegant lounge, where a bay window, soft neutral décor and a contemporary fireplace create a comfortable setting to unwind. To the rear, the open-plan kitchen, dining and family room forms the heart of the home—a wonderful space for everyday family life and entertaining. Sleek gloss cabinetry, contrasting work surfaces, built-in ovens, a gas hob and a wine cooler complement the kitchen, while coordinating tiled flooring connects the cooking, dining and seating areas. Bi-fold doors open onto the rear garden, bringing the outside into this sociable space. A separate utility room, ground-floor WC and a study complete the downstairs accommodation.

Upstairs, the principal bedroom benefits from a stylish en-suite shower room, with further bedrooms providing flexibility for family, guests or a dressing room. A beautifully finished family bathroom completes the accommodation.

Externally, the attractive frontage features lawned areas and a paved footpath leading to the entrance. A detached garage is located to the right of the property, alongside a single driveway providing off-street parking. The rear garden offers a lawn and paved patio, with space for outdoor dining, relaxing and children's play.

Viewing is highly recommended to appreciate the presentation and versatile living space this lovely home has to offer. Please contact Pattinson Forest Hall to arrange your viewing now! - 01912150677, Forest.hall@pattinson.co.uk

Council Tax Band: D

Tenure: Freehold

Price: £430,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

External

An attractive brick frontage with a bay window and welcoming central entrance. A paved footpath leads to the front door, with lawned areas and decorative planting enhancing the kerb appeal. A detached garage is positioned to the right of the property, alongside a single driveway providing off-street parking.



Entrance Hallway

An inviting entrance hallway sets the tone for the home, with glossy floor tiles, decorative wallpaper and a staircase rising to the first floor. Timber doors and a contrasting handrail add warmth to the contemporary finish.



Lounge

3.43m x 4.40m (11'3" x 14'5")

A beautifully presented lounge with a bay window that creates an attractive focal point and brings natural light into the room. Soft neutral décor and fitted carpeting give the space a welcoming feel, with room for comfortable seating around the contemporary fireplace and wall-mounted television.



Study

2.91m x 2.13m (9'6" x 6'11")

A dedicated workspace with a window, fitted carpeting and space for a desk and storage. Its current arrangement demonstrates how comfortably the room can accommodate a home office.



Kitchen/Dining Room

8.67m x 3.41m (28'5" x 11'2")

A superb social space combining cooking, dining and relaxing, with tiled flooring creating a cohesive finish throughout. The kitchen features sleek gloss cabinetry, contrasting work surfaces, a gas hob with extractor above, built-in ovens and a wine cooler. There is space for a dining table alongside a comfortable family seating area, while wide Bi-fold doors open onto the rear garden, creating a lovely connection between indoors and out.



Utility Room

1.62m x 1.84m (5'3" x 6'0")

A useful addition to the kitchen, fitted with coordinating cabinetry, a contrasting work surface and a stainless-steel sink with drainer. Space beneath the worktop accommodates laundry appliances, while an external door provides convenient access outside.



Downstairs W/C

0.99m x 1.64m (3'2" x 5'4")

A stylish cloakroom fitted with a wash basin and WC with concealed cistern. Decorative tiling, a radiator and a wall-mounted mirror complete the space.



Landing

Master Bedroom

4.22m x 3.50m (13'10" x 11'5")

An elegantly presented double bedroom with a window, fitted carpeting and space for a substantial bed and coordinating furniture. Soft neutral tones create a relaxing setting, complemented by the adjoining en-suite shower room.



Ensuite

2.05m x 1.83m (6'8" x 6'0")

A beautifully finished en-suite featuring an enclosed shower, a wash basin set within a vanity unit and a WC with concealed cistern. Coordinating wall and floor tiles give the room a contemporary feel, with a window providing natural light.



Bedroom 2

3.55m x 2.83m (11'7" x 9'3")

A charming bedroom finished in soft pink and neutral tones, with fitted carpeting and a window. Currently arranged as a child's room, it offers space for a bed and accompanying storage furniture.



Garden

An appealing rear garden with a lawn and paved patio directly outside the glazed doors—ideal for outdoor seating and dining. There is space for children's play equipment and garden furniture, making this a lovely extension of the home's family living space.



Bedroom 3

2.91m x 3.53m (9'6" x 11'6")

A comfortable double bedroom with contrasting grey and neutral décor, fitted carpeting and a window. The room accommodates a double bed alongside freestanding storage, offering a versatile space for family or guests.



Bedroom 4

3.02m x 2.83m (9'10" x 9'3")

Currently used as a dressing room, this neatly presented space accommodates wardrobes and drawer units while retaining room for occasional seating. A window and fitted carpeting complete the room, which offers flexibility to suit the next owner's needs.



Bathroom

1.68m x 2.53m (5'6" x 8'3")

A contemporary bathroom fitted with a bath and handheld shower attachment, a wash basin within a vanity unit and a WC with concealed cistern. Decorative wall tiling and coordinating floor tiles create a cohesive finish, complemented by a window and a large wall-mounted mirror.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

17a Station Road North, Forest Hall, Newcastle Upon Tyne, Tyne & Wear, NE12 7AR, Tel: 0191 2150677, forest.hall@pattinson.co.uk, www.pattinson.co.uk

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