

# BRUNTON

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## RESIDENTIAL



**PROSPEROUS WAY, BACKWORTH, NE27**

**£329,995**



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The property enjoys a highly convenient location, just a short drive from Silverlink Retail Park, which offers an excellent selection of shops, restaurants, and leisure facilities, including a cinema. Additional everyday amenities can be found at nearby Northumberland Park, also home to a well-regarded local restaurant and bars.

Families are well catered for, with reputable schools such as Holystone Primary School and Backworth Park Primary School within walking distance. Transport connections are equally impressive, with Northumberland Park Metro Station less than a 15-minute walk away and easy access to the A19 and A1, ensuring swift travel to Newcastle City Centre, the coast, and Newcastle International Airport.



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Upon entering the home, you are welcomed by a bright and spacious hallway leading into the inviting living room. A large front-facing window fills the space with natural light. To the rear sits the showpiece of the home, a stylish open-plan kitchen/diner. Featuring a comprehensive range of wall and base units, sleek work surfaces, this space has been thoughtfully designed for both functionality and style. French doors extend the living area into the rear garden, creating the perfect setting for entertaining. Completing the ground floor is a practical utility room and guest WC.

The first floor offers four well-proportioned double bedrooms, each providing ample space for family living. The principal bedroom benefits from a private en suite shower room, while the remaining bedrooms are served by a modern family bathroom featuring a bathtub with overhead shower, wash basin, and WC.

Externally, the property enjoys a beautifully maintained rear garden with lawn, patio, and decking – ideal for outdoor relaxation or entertaining in the warmer months. To the front, a double driveway provides private off-street parking, with additional visitor bays available nearby.





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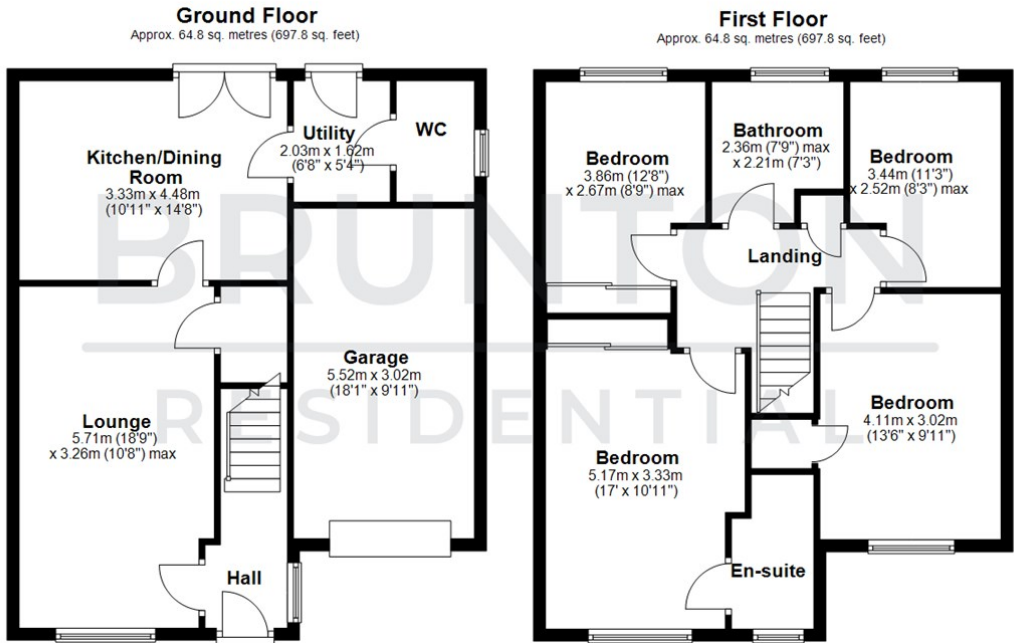
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING :



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		