





# Crown House, Penny Lane, Hartford Hall Estate

Offers Over £725,000

6 4 3





An executive family home within a very desirable housing estate surrounded by mature woodland on the outskirts of the Bedlington. Arranged over three spacious floors, this detached residence offers over 3500sqft of internal space that includes six double bedrooms (a 7th at ground floor level within the original study if required) three ensuite bath/shower rooms as well as the principal family bathroom at first floor level. The reception space that engulfs the ground floor space is nothing short of substantial with a magnificent open-plan kitchen/dining room that leads to the extended garden room that benefits from views to the South East over the large enclosed garden & woodland beyond. On the other side of this home is a generous L-shaped living room with a conservatory beyond - again opening up to the appealing garden space. The entire property is tastefully decorated and is presented in readiness for the next residents to move in without the worry of any major renovation work required. A key attribute for any large family home is the garage and this property certainly does not fall short with its large 6.06m x 5.6m integrated double garage with driveway to the front accessed directly off the kitchen/dining space.

If the allure of living within NE22's most exclusive housing development is too good to miss, please reach out today to discuss a viewing appointment.

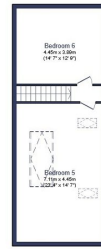




Ground Floor



First Floor



Second Floor

Total floor area 331.0 sq.m. (3,562 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

- Detached Three Storey Family Home
- Family Bathroom + Four En-suites & A Separate WC
- Enormous L-Shaped Living Room
- Wonderful Rear Garden Backing Woodland
- Exclusive Residential Location
- 6/7 Bedrooms (Master Bedroom With Dressing Room)
- Substantial Kitchen/Dining Room
- A Further Garden Room & Conservatory
- Massive Integrated Garage With Multi-Car Driveway
- Great Decorative Order Throughout



26/12/2021, 07:26 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
Current House Property name Family or Flat Estate 26/26 WESTON NES2 6ND	<b>Energy rating</b> <b>E</b>	Valid until 14 December 2032 Certificate number 9990-7449-3022-5299-0223																																
Property type	Detached house																																	
Total floor area	285 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-obligation">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-obligation">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-obligation</a>																																		
<b>Energy rating and score</b>																																		
The graph shows this property's current and potential energy rating. This property's current energy rating is E. It has the potential to be D. <a href="#">See how to improve this property's energy efficiency.</a>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>44 E</td> <td>49 D</td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>			Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E	44 E	49 D	21-38	F			1-20	G		
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For properties in England and Wales: the average energy rating is D the average energy score is 60																																		

<https://find-energy-certificates.service.gov.uk/energy-certificates/9990-7449-3022-5299-0223/print>

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