



11 Dover Close

Offers Over £240,000

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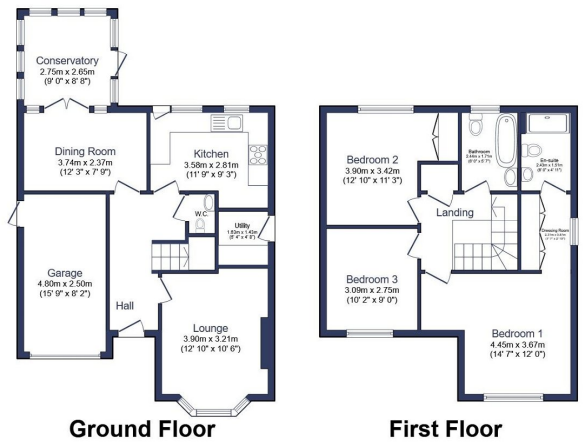
- Detached Family Home
- Three Double Bedrooms
- Master Suite With Walk-In Wardrobe
- Modern Family Bathroom & Ensuite Shower Room
- Separate Living & Dining Room
- Modern Kitchen, Utility Room & WC
- Generous West Facing Garden
- Single Garage & Double Driveway
- Conservatory Off The Dining Space
- Sought After Location



Measuring in excess of 1300sqft, this detached home surely ranks amongst some of the largest three bed houses available to buy within any of the local housing developments.

With three generous double bedrooms (the master with its own walk-in wardrobe leading to a modern en-suite shower room) as well as three separate reception rooms that includes a conservatory to the rear, it's fair to say that this property has a great deal to offer. Further benefits include a modern family bathroom that was fitted within the past couple of years, a separate WC & utility room, as well as a good-sized West facing garden, single garage & double driveway.

This executive three double bedroom detached home is located on a desirable road within the Hazelmere estate at the top end of Bedlington with immediate viewing access available.



Total floor area 120.9 sq.m. (1,301 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

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)		
11 Dover Close BEDLINGTON NE22 6RN	Energy rating C	Valid until 3 April 2034
Certificate number 004-0025-0104-4495-214		
Property type	Detached house	
Total floor area	100 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-rebates) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-rebates>).

Energy rating and score

The graph shows this property's current and potential energy rating.

This property's energy rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificates.gov.uk/energy-certificates/004-0025-0104-4495-214/?page=1>