



## 3 Forum Court

Offers Over £260,000

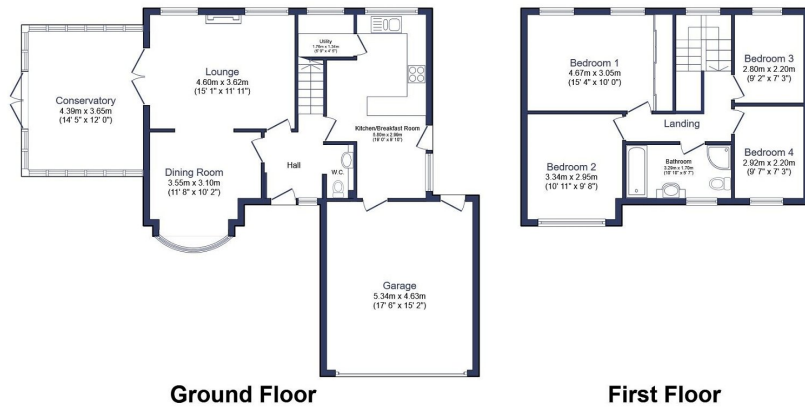
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- Detached Family Home
- Four Bedrooms
- Generous Double Lounge/ Dining Room
- Tremendous Wrap-Around Rear Garden With Patio
- Multi-Car Driveway & Large Integral Garage
- Impressive Corner Plot
- Four-Piece Family Bathroom
- A Substantial Conservatory
- Eat-In Kitchen/Breakfast Room
- Fully Re-Wired Throughout



Most homes have gardens, whereas this is more a case of 'this garden comes with the added benefit of a house'. The size of the garden to the rear of this detached home is certainly one of its boldest features and must be one of the most impressive outside spaces available to buy in central Bedlington. Wrapping around two sides of the property & accessed directly off the double driveway to the front, this vast expanse of open green space can also be entered directly from the conservatory as well as off the kitchen/breakfast room. Offering four well-proportioned bedrooms plus a modern 4-piece bathroom along with generous reception/entertaining space at ground floor level sets this property up to be a real box-ticker for those in search of a brilliant family home within a sought after residential location. Further benefits include a full rewire, a downstairs WC, a larger than average integrated garage, all within a peaceful cul-de-sac location.



Total floor area 149.2 m<sup>2</sup> (1,606 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

