



Edinburgh Drive
Bedlington

Edinburgh Drive, Bedlington

- Extended Four Bedroom Detached House
- Multi Car Drive
- Perfect Family Home
- Modern Fitted Kitchen
- Upgraded throughout
- EPC: C / Council Tax:D /Freehold

£360,000

Extended and beautifully modernized throughout this four-bedroom detached property is nicely located on the highly sought after Edinburgh Drive, Hazelmere Estate, Bedlington. This property would make a fantastic family home for those looking to move to the area. Spacious and modern throughout the property is close to local schools, shops and amenities and would make a fabulous family home. Benefiting from double glazing and gas central heating the accommodation briefly comprises of; entrance hallway with gorgeous oak staircase, a bright and modern lounge with feature media wall, kitchen/diner, extended family room/2nd reception room, downstairs w.c, stairs to the first-floor landing, four good size bedrooms with en-suite and walk-in wardrobe to master and modern fitted family bathroom. Externally the property has a generous and low maintenance garden to the rear with a garden bar and composite decked area and ample lighting and to the front there is a block paved with multi-car drive leading to the attached single garage. A lovely property which simply must be viewed.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: ADSL Modem
Mobile Signal Coverage Blackspot: No
Parking: Off street parking, driveway and garage.

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance

Entrance door.

Entrance Hallway

Stairs to first floor landing, feature road, storage cupboard.

Cloaks/WC

Low level WC, wash hand basin, laminate flooring, part tiling to walls, double radiator, spotlights, coving to ceiling,

Lounge 12'04 into bay x 16'05 into bay (3.76m x 5.00m)

Double glazed bay window to front, feature radiator, media wall, feature wall mounted fireplace, television point, double glazed doors to second reception room.

Dining Room 17'07 into bay x 8'03 (5.36m x 2.52m)

Double glazed bay window to front, feature radiator, spotlights.

Second Reception Room 23'09 x 12'09 (7.24m x 3.89m)

Two double glazed windows to the rear, two double radiators, spotlights.

Kitchen/Dining Room 24'10 x 11'11 max (7.32m x 3.63m)

Two double glazed windows to rear, two feature radiators, range of wall, floor and drawer units with co-ordinating work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric oven, gas hob with extractor fan above, space for fridge/freezer, space for two wine coolers, laminate flooring, coving to ceiling, spotlights, double glazed door to the rear, cupboard housing boiler.

Family Room 23'10 max x 12'05

Double glazed windows, radiator, laminate flooring, television point, double french doors to rear garden

First Floor Landing

Built in storage cupboard housing tank, feature radiator.

Bedroom One 12'09 x 11'03 (3.89m x 3.43m)

Double glazed window to front, double radiator, coving to ceiling, television point.

Dressing Room 6'09 x 7'08 (2.06m x 2.33m)

Double wardrobe, double window to front, vanity unit.

En-Suite 4'09 x 9'10 (1.44m x 2.99m)

Double glazed window, low level WC and wash hand basin (set in vanity unit), double shower cubicle, tiling to walls, heated towel rail, tiling to floor, cladding to ceiling.

Bedroom Two 14'01 max x 08'09 (4.50m x 2.67m)

Double glazed window to front, radiator, fitted wardrobes, television point.

Bedroom Three 12'09 x 9'01 (3.89m x 2.77m)

Double glazed window to the rear, double radiator, television point.

Bedroom Four 12'06 x 7'06 max (3.81m x 2.29m)

Double glazed window to the rear, double radiator, coving to ceiling.

Bathroom/WC 5'07 x 8'11 (1.70m x 2.72m)

Three-piece white suite comprising free standing bath, wash hand basin, low level WC, double glazed window to rear, feature heated towel rail, tiling to walls, tiled flooring, extractor fan.

External

Front Garden block paved multi car driveway leading to garage, water tap. Rear garden laid mainly to lawn, composite decking, artificial grass, lighting, side access.

Garden Bar – 16'11 x 12'05 max (5.16m x 3.78m)

Fully fitted bar area, electrics and lighting, television point, log burner, double glazed windows and doors, laminate flooring, alarmed.

Garage

Attached single garage, electric door, power and lighting, plumbed for washing machine, electric car charging point.



82 Front St, Bedlington, NE22 5UA bedlington@rmsestateagents.co.uk

01670 531 114 www.rookmatthewssayer.co.uk

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