



**Humford Way
Bedlington**

Humford Way, Bedlington

- Detached Family Home
- Three Reception Rooms
- Four Bedroom- En-Suite To Master
- Double Garage & Multi Car Parking
- Beautiful landscaped gardens
- EPC:C Council Tax:E/ Freehold

Offers In The Region Of £375,000

Quite simply a stunning, must view property on one of the most desirable locations in Bedlington, Humford Way on the Bayard Woods estate. This impressive, four bedrooms, detached home certainly will not be on the market long. Well located for access to the nearby Atlee country park (Humford Woods) the property would make a lovely purchase for those looking for a ready to move in to family home. Recently upgraded by the current owner the property is immaculately presented and tastefully decorated throughout and comprises briefly; entrance hallway, lounge with recently installed modern double doors to the dining room, office/third reception room, kitchen, breakfast/sunroom with French doors to rear garden, utility room (with garage access), downstairs w.c, stairs to the first-floor landing, four bedrooms with en-suite to master and family bathroom. Externally there is a nicely established, substantial rear garden with lawn and patio area and an open aspect garden to the front with ample parking for multiple cars and an attached double garage. Please call the office early to avoid disappointment.

PRIMARY SERVICES SUPPLY

Electricity: mains
Water: mains
Sewerage: mains
Heating: mains
Broadband: fibre
Mobile Signal Coverage Blackspot: no
Parking: Garage, driveway and visitor bays in cul de sac

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: E

EPC RATING: C

BD008126CM/SO15/6/24/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance

UPVC entrance door.

Entrance Hallway

Stairs to first floor landing, wood flooring, single radiator, storage cupboard.

Downstairs Wc

Low level wc, wash hand basin, laminate flooring, extractor fan, single radiator.

Lounge 11'02ft plus door recess x 16'05ft (3.40m x 5.00m)

Double glazed window to rear, double radiator, gas fire with surround, television point, double glazed patio doors to the rear, double doors to:

Dining Room 9'01ft x 12'02ft (2.77m x 3.71m)

Double glazed window to front, radiator, wood flooring.

Third Reception Room 8'05ft x 9'11ft (2.57m x 3.02m)

Double glazed window to front, radiator.

Kitchen 11'0ft x 8'09ft (3.38m x 2.67m)

Double glazed window to the rear, range of wall, floor and drawer units with coordinating sink unit and drainer with mixer tap, tiled splash backs, built in double oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for dishwasher, porcelain tiled floor, spotlights

Utility Room 6'01ft x 8'11ft. (1.85m x 2.72m)

Fitted wall and base units and work surface, stainless steel sink unit with dual taps, plumbed for washing machine, tiled flooring, space for dryer, door to garden, access to garage.

Sun Room

Double radiator, tiled flooring, French doors, spotlights.

Bedroom One 14'04ft x 9'02ft (4.37m x 2.79m)

Double glazed window to front, radiator, television point.

En-Suite 6'00ft x 4'02ft (1.83m x 1.21m)

Double glazed window to front, low level wc, wash hand basin (set in vanity unit), extractor fan, shower cubicle, tiling to walls, heated towel rail, spotlights, tiling to floor.

Bedroom Two 10'00ft x 9'03ft (3.05m x 2.82m)

Double glazed window to front, radiator, sliding door fitted wardrobes.

Bedroom Three 9'08ft x 9'05ft (2.95m x 2.87m)

Double glazed window to rear, radiator, loft access.

Bedroom Four 8'00ft x 9'06ft (2.44m x 2.90m)

Double glazed window to rear, radiator.

Bathroom

Three-piece white suite comprising; P shape paneled bath, wash hand basin (set in vanity unit, low level wc, double glazed window, heated towel rail, tiling to walls, tiled flooring.

External

Front Garden laid mainly to lawn, bushes and shrubs; block paved double driveway leading to garage. Rear garden laid mainly to lawn, patio area, bushes and shrubs, water tap, side access.

Garage

Attached double garage, electric door, power and lighting, combi boiler.



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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