



Longmeadows
Bedlington

Longmeadows, Bedlington

- Detached Family Home
- Five Bedroom
- Three Bedroom
- Large Kitchen/ Family Room
- Double Garage And Drive
- EPC:B/ Council Tax:E/ Freehold

Offers In Excess Of £400,000

Impressive five bedroom "Jura" detached family home on the recently developed Broadoaks estate on the outskirts of Bedlington. With excellent road and transport links to the main town centre, the property is well located for access to nearby schools and amenities and is ready to view now. Immaculately presented throughout, the property would make a beautiful family home and is ready to view now. Comprising briefly; spacious and welcoming entrance hallway, lounge with bay window to the front, downstairs w.c, fabulous kitchen/dining and family room to the rear with two sets of French doors to the rear garden, utility room (with access to the double garage) stairs to the first-floor landing, five bedrooms with en-suites to bedroom one and two and a modern family bathroom. Externally the rear garden is not overlooked and has been updated to include a lovely lawn and patio areas. To the front there is an open aspect garden and multi-car driveway (up to 4 cars) leading to a double driveway. A stunning property which simply must be viewed to appreciate the size and standard of accommodation on offer.

PRIMARY SERVICES SUPPLY

Electricity: mains
Water: mains
Sewerage: mains
Heating: mains
Broadband: fibre
Mobile Signal Coverage Blackspot: no
Parking: garage and driveway

Estate management costs – £23.25 per month
5 years remaining National House Building (NHBC) guarantee

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.

ACCESSIBILITY

Step free access to front

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: B

BD008120CM/18.06.2024.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Entrance

UPVC entrance door.

Entrance Hallway

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

Downstairs Wc

Low level wc, wash hand basin, extractor fan, part tiling to walls, spotlights, vinyl floor.

Lounge 11'10ft x 18'06ft inc bay (3.61m x 5.64m)

Double glazed window to front, radiator, television point.

Kitchen/ Dining Room 33'08ft x 10'02ft inc door recess (10.05m x 3.04m)

Double glazed window to rear, radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted double oven, induction hob with extractor fan above, integrated fridge/freezer and dishwasher, LVT flooring, under unit heaters, under unit lighting, USB sockets, spotlights, two sets of French Doors.

Utility Room 7'00ft x 8'01ft inc door recess (2.13m x 2.46m)

Base units with surface, stainless steel sink unit with mixer or to garage, space for dryer, plumbed for washing machine, LVT vinyl flooring.

First Floor Landing

Loft access, built in storage cupboard housing tank, single radiator.

Loft

Electric point, insulated.

Bedroom One 14'03ft inc wardrobes x 15'01ft max (4.34m x 4.59m)

Two double glazed windows to the front, two single radiators, sliding door fitted wardrobes.

En-Suite 7'02ft x 6'04ft (2.18m x 1.93m)

Double glazed window, low level wc, wash hand basin, extractor fan, shower cubicle (mains shower), part tiling to walls, spotlights, vinyl flooring.

Bedroom Two 10'01ft x 11'11ft (3.07m x 3.63m)

Double glazed window to rear, radiator, fitted wardrobes.

En-Suite 6'03ft x 4'00ft + shower (1.91m x 1.21m)

Double glazed window, radiator, shower cubicle, part tiling to walls, wall mounted storage.

Bedroom Three 9'08ft x 12'01ft (2.95m x 3.68m)

Double glazed window to the rear, single radiator.

Bedroom Four 10'09ft x 9'05ft (3.28m x 2.87m)

Double glazed window to rear, radiator.

Bedroom Five 12'00ft x 8'07ft max (3.66m x 2.62m)

Double glazed window to front, single radiator.

Bathroom 8'06ft x 6'01ft max (2.59m x 1.85m)

Four-piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, shower cubicle, low level wc, spotlights, double glazed window, heated towel rail, part tiling to walls, extractor fan, vinyl floor.

External

Front Garden laid mainly to lawn. Rear garden laid mainly to lawn patio area, raised planters, side access.

Double attached garage with up and over door, power and lighting, boiler.



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

01670 531 114 www.rookmatthewssayer.co.uk

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyer must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East



