



## Newark Close Bedlington

- Detached House
- Four Bedroom
- En-Suite & Downstairs Wc
- Rear Garden
- EPC:D/ Council Tax: D/ Freehold

**Offers In The Region Of £265,000**



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# Newark Close

Bedlington NE22 6PD

## Entrance

UPVC entrance door.

## Entrance Hallway

Stairs to first floor landing, laminate flooring, door to garage.

## Downstairs wc 3.75ft x 2.96ft (1.14m x 0.90m)

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

## Lounge 16.44ft x 10.98ft (5.01m x 3.34m)

Double glazed bay window, double radiator, freestanding electric fire, laminate floor, coving to ceiling.

## Dining Room 10.96ft x 9.57ft (3.34m x 2.91m)

Double glazed patio doors to conservatory, single radiator, laminate floor.

## Conservatory 22.34ft x 10.71ft (6.80m x 3.26m) L-Shaped

Dwarf wall, double glazed windows, vinyl flooring.

## Kitchen 12.32ft x 9.86ft max (3.75m x 3.00m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, integrated dishwasher.

## Utility Room 5.15ft x 6.75ft (1.56m x 2.05m)

Composite door to rear, fitted with wall and base units/work surface, plumbed for washing machine, space for tumble dryer, single radiator.

## First Floor Landing

Loft access, built in storage cupboard.

## Bedroom One 10.93ft x 11.52ft (3.33m x 3.51m)

Double glazed bay window to front, single radiator, fitted wardrobes.

## En-Suite 7.15ft x 3.88ft (2.17m x 1.18m)

Double glazed window to front, low level wc, pedestal wash hand basin, single radiator, shower cubicle (mains shower).

## Bedroom Two 10.51ft x 8.66ft + fitted wardrobes (3.20m x 2.63m)

Double glazed window to the rear, single radiator, fitted wardrobes, television point.

## Bedroom Three 8.85ft x 8.40ft (2.69m x 2.56m)

Double glazed window to front, single radiator, laminate floor.

## Bedroom Four 8.38ft x 8.02ft (2.55m x 2.44m)

Double glazed window to rear, single radiator.

## Bathroom 7.94ft x 6.15ft (2.42m x 1.87m)

Three-piece white suite comprising of; panelled bath, wash hand basin (set in vanity unit), low level wc, laminate flooring, part cladding to walls.

## External

Front Garden laid mainly to lawn, driveway leading to garage. Low maintenance garden to rear, patio and decking area, bushes and shrubs.

Attached single garage.

## PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre to cabinet

Mobile Signal Coverage Blackspot: no

Parking: garage and driveway

## 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.

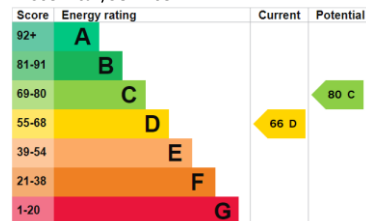
## TENURE

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:D

BD008176J/SO22.08.24.V.1



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The Property Ombudsman