



**ROOK  
MATTHEWS  
SAYER**

EPC: B  
Council Tax: D  
Tenure: Leasehold: 999 years from 01.01.2015/ £150 ground rent per year

**St. Nicholas Drive, Bedlington**

**£300,000**

# St. Nicholas Drive, Bedlington

- Extended Detached Family Home
- Office Could Be Used As Bedroom 5
- Close To Atlee Park And Plessey Woods
- Four Bedroom
- Electric Car Charging Point
- EPC:B / Council Tax Band:D /Tenure: Leasehold

£300,000

## Entrance

Entrance door.

## Entrance Hallway

Stairs to first floor landing, single radiator, Amtico flooring, spotlights.

## Cloaks/Wc

Low level wc, wash hand basin, double glazed window, radiator, spotlights.

## Lounge 17'01 into bay x 12'11 (5.21 x 3.94)

Double glazed bay window to front, radiator, television point.

## Kitchen/Dining Room 24'11 x 17'07 max (7.59 x 5.36)

Double glazed window to rear, three double radiators, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, stainless steel sink unit and drainer with mixer tap, under unit lights, tiled splash backs, built in double oven, gas hob with extractor fan above, integrated fridge and dishwasher, three skylights, quality flooring, storage/pantry cupboard.

## Utility Room 9'11 x 6'02 (3.02 x 1.88)

Double glazed window, fitted wall and base units/ work surface, space for fridge/freezer, washing/dryer machine, vinyl flooring, under unit heater, storage cupboard.

## First Floor Landing

Double glazed window to side, built in storage cupboard housing combi boiler, loft access (loft is insulated).

BD007800/CM/SO/20.07.23/v.2

Council Tax:D

EPC:B

Leasehold – 999 years from 01.01.2015. £150 ground rent per year. No service charges.

## Bedroom One 10'04 x 11'01 + wardrobes (3.15 x 3.38)

Double glazed window, radiator, fitted wardrobes.

## En-Suite 5'04 x 5'11 (1.62 x 1.80)

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

## Bedroom Two 8'09 x 11'08 (2.67 x 3.56)

Double glazed window to rear, fitted wardrobes.

## Bedroom Three 8'04 x 8'03 (2.54 x 2.52)

Double glazed window to front, radiator, wardrobe space.

## Bedroom Four 5'11 x 12'00 (1.80 x 3.66)

Double glazed window to rear, radiator.

## Office/ Extension 12'06 x 8'04 (3.81 x 2.54)

Double glazed window to front, double radiator, skylight.

## En-suite/ Wc 4'07 x 4'10 (1.21 x 1.24)

Skylight, low level wc, wash hand basin, heated towel rail, vinyl flooring, electric shaving point.

## Family Bathroom 7'11 x 8'03 Max (2.41 x 2.52)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin, low level wc, spotlights, double glazed window, part tiling to walls, tiled flooring, extractor fan.

## External

Front garden laid mainly to lawn, driveway leading to garage, electric car charging point.

Rear garden laid mainly to lawn, bushes and shrubs, water tap, side access.

Garage

Attached single garage with up and over door.

## TENURE

Leasehold. Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

Stunning views and a fabulous location, what more could you ask for from your new family home? A truly beautiful family home on the Miller built, Acres estate in Bedlington. Filled with personality, this property has been cleverly extended to the rear and side to include a fantastic, open plan, kitchen and family dining area, a useful utility room and a multipurpose room (currently an office space) over the garage. Close to nearby Atlee Park and Plessey Woods country parks, the property would make a lovely home for those with children and pets that need occupied and any keen golfers have the popular Bedlington Golf club close by too. As you would expect with any newer build property, there is a gas central heating system and double glazing throughout. The accommodation briefly comprises; entrance hallway, generous lounge with a lovely bay window overlooking the farmers' fields to the front, downstairs w.c, a fabulous open plan kitchen/family/dining area, utility room and storage with a second set of stairs leading to an office space (can be doubled up as a further bedroom if required) and a separate w.c. To the main first floor there are four bedrooms, an en-suite to bedroom one and a lovely family bathroom. Externally there is an enclosed garden to the rear with mature bushes and shrubs and a decked patio area, perfect for those alfresco evenings. To the front is an open aspect garden, with a multi-car driveway leading to the single attached garage. Viewings are strongly advised to appreciate this cleverly designed family home.



82 Front Street, Bedlington NE22 5UA [bedlington@rmsestateagents.co.uk](mailto:bedlington@rmsestateagents.co.uk)  
01670 531114 [www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

16 Branches across the North-East

**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 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 buyers 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.



