



Knaresborough Close | Bedlington | NE226NT

Offers In The Region Of £265,000

Beautifully presented four bedroom extended family home on sought after Knaresborough Close Bedlington. With modern presentation throughout the property has been upgraded by the current owners to include Triple Glazed windows and a modern high gloss fitted kitchen. Close to the local schools, shops and amenities the property is available for viewings now. Benefiting from gas central heating the accommodation briefly comprises of; entrance hallway, lounge with double doors to the kitchen/dining room/sunroom, stairs to the first floor landing, four bedrooms with en-suite to master and modern family bathroom. Externally there is a good size garden to the rear with lawn and patio areas and to the front an open aspect lawned garden with drive leading to the single attached garage. A lovely property which simply must be viewed.

ROOK
MATTHEWS
SAYER



Extended Detached House

En-Suite

Four Bedroom

Garage & Gardens

Modern High Gloss Kitchen

Freehold

Sun Room

EPC:D/ Council Tax:D

For any more information regarding the property please contact us today

Entrance

Entrance door

Entrance Hallway

Stairs to first floor landing, single radiator

Lounge 15'07 into bay x 10'05 max (4.57m x 3.04m)

Window to front, double radiator, hearth, television point, telephone point, coving to ceiling, laminate flooring, double doors to kitchen/diner.

Kitchen/Dining Room 10'00 x 22'09 max (3.04m x 6.07m)

Window to rear, two radiators, range of wall, floor and drawer units with laminated work surfaces, composite sink and drainer with mixer tap, built in electric fan assisted double oven, electric hob with extractor fan above, integrated fridge, plumbed for dishwasher, storage cupboard, open access to sun room extension, door to garage.

Sun Room 15'03 max x 08'06 (4.57m x 2.43m)

Dwarf wall, windows, double radiator, laminate flooring, Velux window, patio doors to rear garden

First Floor Landing

Loft access

Loft

Partially boarded, pull down ladders, lighting and power

Bedroom One 14'00 x 08'06 into recess (4.26m x 2.43m)

Windows to front, single radiator, fitted wardrobes, coving to ceiling, television point

En-Suite

Window to side, low level WC, pedestal wash hand basin, cladding to ceiling, extractor fan, cladding to walls, tiling to floor.

Bedroom Two 09'06 x 10'08 into alcove (2.74m x 3.04m)

Window to front, single radiator, fitted wardrobes, coving to ceiling, television point

Bedroom Three 07'01 x 11'11 (2.13m x 3.35m)

Window to rear, single radiator, coving to ceiling

Bedroom Four 07'01 x 10'07 (2.13m x 3.04m)

Window to rear, single radiator, coving to ceiling, television point

Bathroom/WC

Three-piece white suite comprising paneled bath, pedestal wash hand basin, low level WC, window to side, heated towel rail, tiling to walls, tiling to floor, cladding to ceiling, extractor fan

External

Front garden laid mainly to lawn, driveway leading to garage. Rear Garden laid mainly to lawn, patio area

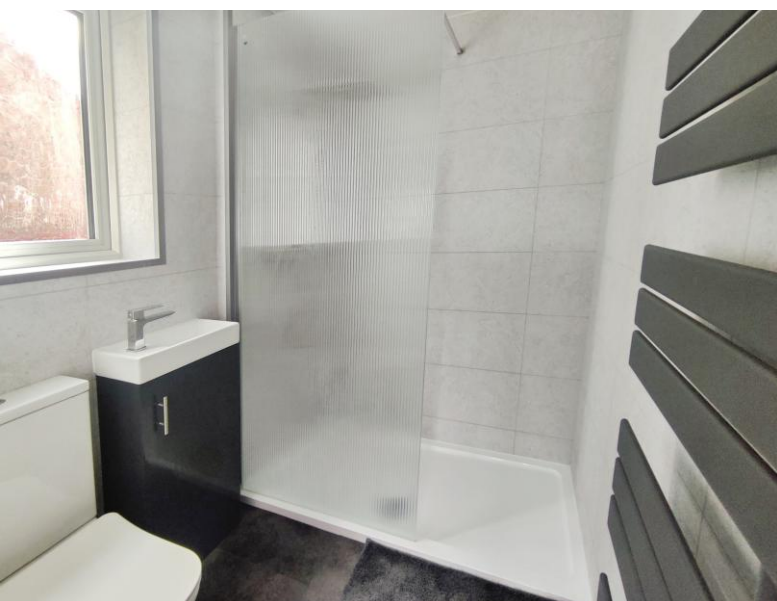
Garage

Single attached, electric roller door, power and lighting, plumbed for washing machine and dryer.

01670531114

Bedlington@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



01670531114

Bedlington@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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

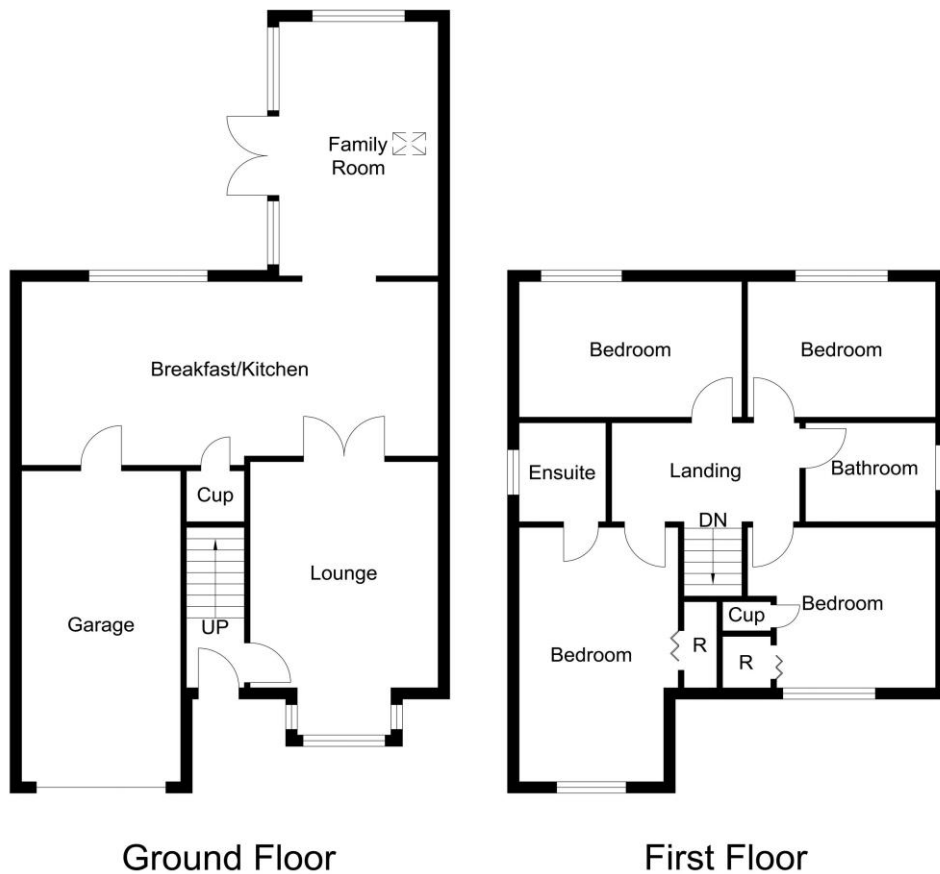
BD005583SB/SJ20.05.2025.V.2



01670531114

Bedlington@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Knaresborough Close

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



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.

01670531114

Bedlington@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER