



Ripley Close | Bedlington | NE22 6NR

**£380,000**

Calling all gardeners our vendor has advised, this is one of the larger gardens on the Hazelmere Estate. Located in a cul de sac on the ever-popular estate with excellent transport links and amenities close by we present this amazing family home. The home has been updated and modernized by the current owners and is an amazing family home. The ground floor has lounge, study, wc, open plan kitchen/diner/living room, and utility room. The first floor offers four bedrooms master with en-suite and family bathroom. Externally the driveway leading to the double garage can take several cars then the has pergola with outside dining and patio area then a substantial garden to the side. Viewing is essential to see that this family home has to offer.

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**Double Fronted Detached House**

**Popular Hazelmere Estate**

**Four Bedroom**

**Large Plot with Extensive Gardens**

**En-Suite To Master**

**Freehold**

**Downstairs Wc**

**EPC:C/ Council Tax:E**

**For any more information regarding the property please contact us today**

#### Entrance

Via composite door, double glazed windows.

#### Entrance Hallway

Stairs to first floor landing, karndean LVT flooring, single radiator.

#### Downstairs Wc 5.23ft x 3.26ft (1.59m x 0.99m)

Low level wc, wash hand basin (set in vanity unit), double glazed window to front, single radiator.

#### Lounge/ Snug 14.12ft x 8.95ft (4.30m x 2.72m)

Double glazed window to front, double radiator, television point, coving to ceiling.

#### Study 11.20ft x 9.43ft (3.41m x 2.87m)

Double glazed window to front, radiator.

#### Kitchen/Dining Room 25.84ft x 13.65ft (7.87m x 4.16m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with granite roll edge work surfaces, granite sink unit and drainer with mixer tap, two built in pyrolitic fan ovens side by side, induction hob, (in the island unit), integrated full length fridge and freezer, plumbed for dishwasher, built in coffee station, karndean LVT flooring, spotlights, bar area with wine fridge, under cupboard and plinth lighting.

#### Utility Room 8.76ft x 5.11ft (2.67m x 1.55m)

Composite door to side, fitted wall and base units, plumbed for washing machine, full height storage, single radiator.

#### First Floor Landing

Loft access, built in storage cupboard.

#### Bedroom One 16.07ft x 11.53ft (4.89m x 3.51m)

Two double glazed windows to front, single radiator, television point, built in closet.

#### En-Suite 6.41ft x 6.63ft (1.95m x 2.02m)

Double glazed window to side, low level wc, wash hand basin (set in vanity unit), extractor fan, low profile walk in shower cubicle (mains shower) with rainfall shower, part tiling to walls, heated towel rail, spotlights, tiling to floor.

#### Bedroom Two 11.63ft x 8.96ft (3.54m x 2.73m)

Double glazed window to front, single radiator, television point, built in closet.

#### Bedroom Three 11.88ft x 8.95ft (3.62m x 2.72m)

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

#### Bedroom Four 8.64ft x 8.93ft (2.63m x 2.72m)

Double glazed window to rear, single radiator.

#### Bathroom 9.35ft x 9.01ft (2.84m x 2.74m)

Three piece white suite comprising of; L shape bath with rainfall shower over, wash hand basin and Low level wc (set in vanity units), spotlights, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring, extractor fan.

#### External

Front garden laid mainly to lawn, multi car driveway leading to double garage. Substantial rear garden, laid mainly to lawn, patio and decking area, bushes and shrubs, water tap.

#### Garage

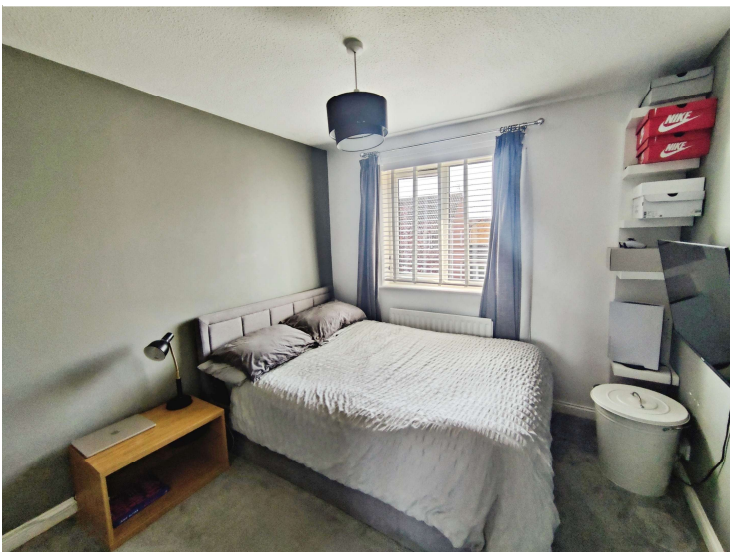
Double attached garage, up and over doors, power and lighting, electric car charging point on the external wall.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Double garage and multi car driveway- EV charging point.

### 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: E**

**EPC RATING: C**

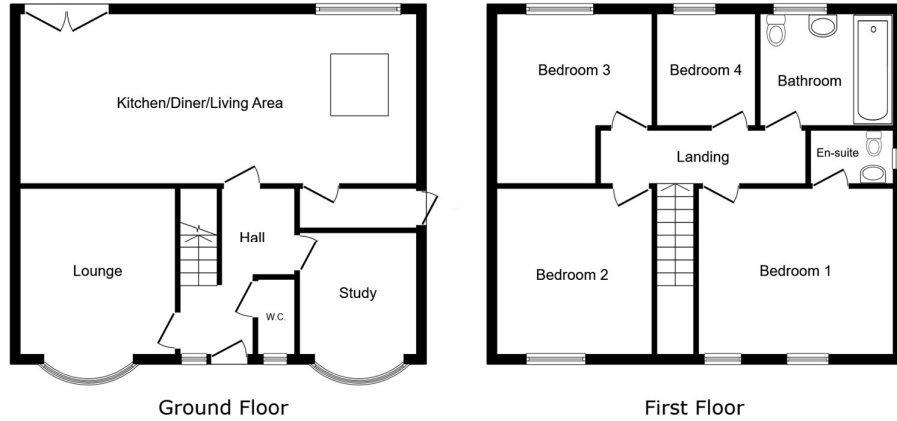
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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