



Ayton Court | Bedlington | NE22 6NS

# Offers In Excess Of £310,000

Located in the ever popular Hazelmere estate in Bedlington this well presented four bed detached home is close to local amenities schools and transport links. It has been reconfigured by the current owners to make a third reception room/office and pantry room on the ground level. It has four double bedrooms master with ensuite and a family bathroom to the first floor. The ground floor has three reception rooms, downstairs cloaks, kitchen, pantry and conservatory. Externally double driveway to garage at the front and gardens to the rear. Viewing is essential to appreciate the family home on offer.

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**Detached House**

**En-Suite To Master Bedroom**

**Four Double Bedrooms**

**Popular Hazelmere Estate**

**Downstairs Wc**

**Freehold**

**Conservatory**

**EPC: C/ Council Tax: D**

For any more information regarding the property please contact us today

Entrance Porch

Via composite door.

Entrance Hallway

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

Downstairs Wc 6.42ft x 3.38ft (1.95m x 1.03m)

Low level wc, pedestal wash hand basin, laminate flooring, double glazed window.

Lounge 14.31ft x 11.46ft (4.36m x 3.49m)

Double glazed window to front, double radiator, fire surround, gas fire, television point, telephone point, coving to ceiling, double doors to:

Dining Room 11.43ft x 10.22ft (3.48m x 3.11m)

Double glazed patio doors to rear, double radiator, coving to ceiling.

Third Reception Room/Office 9.76ft x 7.75ft (2.97m x 2.36m)

Double glazed window to front, double radiator.

Kitchen 15.51ft x 10.17ft (4.72m x 3.09m)

Double glazed window to rear, double 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 oven, gas hob with extractor fan above, plumbed for washing machine and dishwasher, laminate flooring, double glazed door to rear.

Pantry Room 5.97ft x 9.33ft (1.81m x 2.84m)

Fitted wall and base units and work surface, space for full height fridge, laminate flooring, door to garage.

Conservatory 12.33ft x 10.25ft (3.75m x 3.12m)

Dwarf wall, laminate flooring.

First Floor Landing

Loft access, built in storage cupboard .

Loft

Partially boarded.

Bedroom One 11.79ft x 11.21ft into wardrobes (3.59m x 3.41m)

Double glazed window to front, double radiator, fitted wardrobes.

En-Suite 6.62ft x 5.37ft (2.01m x 1.63m)

Double glazed window to front, low level wc, wash hand basin (set in vanity unit), single radiator, extractor fan, shower cubicle (mains shower), part tiling to walls, laminate flooring.

Bedroom Two 9.31ft x 11.72ft (2.83m x 3.57m)

Double glazed window to front, double radiator, built in cupboard.

Bedroom Three 11.18ft x 10.71ft (3.40m x 3.26m)

Double glazed window to rear, double radiator.

Bedroom Four 10.66ft x 8.19ft (3.24m x 2.49m)

Double glazed window to rear, single radiator, built in cupboard.

Bathroom 7.56ft x 5.51ft (2.30m x 1.67m)

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

**T: 01670 531114**

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#### External

Low maintenance front garden, bushes and shrubs, flower borders, driveway leading to garage. Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs.

#### Garage

Attached single garage.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway and on street parking.

#### 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: C

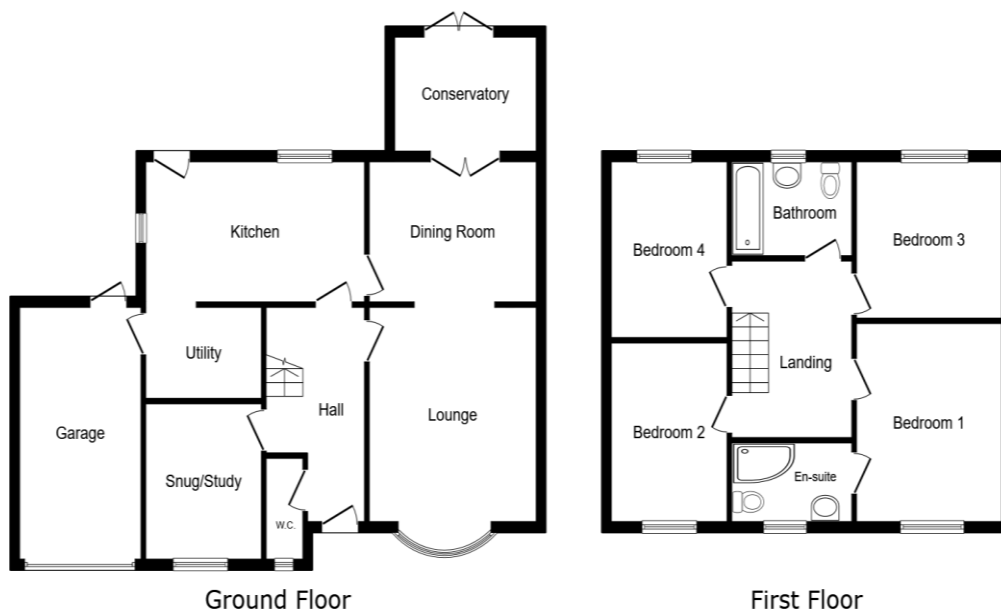
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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



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