



Oakdale | Nedderton Village, Bedlington | NE22 6BE

Offers In Excess Of £525,000

The property really has the wow factor and offers the most amazing views over open fields to the rear.

Located in the sought after Oakdale development in Nedderton Village with easy access to both Bedlington and Morpeth. The property has been updated to a high standard by the current vendors and we would highly recommend viewing to appreciate this fantastic home. The ground floor has lounge, dining room, kitchen, utility room, downstairs cloaks and study/sunroom. The first floor has three double bedrooms master with walk in wardrobe and en-suite, forth single bedroom and a family bathroom. Externally this home offers driveway leading to double garage and lawned area to the front while the back offers patio and decking area with open views over the fields.

ROOK
MATTHEWS
SAYER



4



3



2

Detached Family Home

Open Views To The Rear

Four Bedroom

Driveway & Garage

Three Reception Rooms

Freehold

Updated To A High Standard

EPC: TBC/ Council Tax:F

For any more information regarding the property please contact us today

Entrance

Via composite door.

Hallway

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

Downstairs Wc 4.11ft x 5.55ft (1.25m x 1.69m)

Low level wc, pedestal wash hand basin, tiled flooring, double glazed window, part tiling to walls, heated towel rail.

Lounge 20.09ft x 9.83ft (6.12m x 2.99m)

Double glazed window to rear, double radiator, feature wall, television point, spotlights.

Dining Room 17.50ft x 11.70ft (5.33m x 3.56m)

Double glazed window to front, double radiator.

Third Reception Room 10.23ft x 9.83ft (3.11m x 2.99m)

Double glazed patio doors to rear, double radiator.

Kitchen/ dining room 14.73ft x 10.83ft (4.48m x 3.30m)

Double glazed window to rear, wall mounted 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, insinkerator, electric fan assisted oven with extractor fan above, integrated fridge freezer and dishwasher, tiled flooring, spotlights, island/ breakfast bar.

Utility Room 7.67ft x 6.78ft (2.33m x 2.06m)

Fitted with wall and base units, plumbed for washing machine

First Floor Landing

Loft access, built in storage cupboard, double radiator.

Loft

Partially boarded.

Bedroom One 15.57ft x 14.79ft (4.74m x 4.50m)

Double glazed window to front, double radiator, walk in fitted wardrobes and drawers, television point, lights via Alexa.

En-Suite 7.94ft x 7.07ft (2.42m x 2.15m)

Double glazed window to rear, low level wc, wash hand basin (set in vanity unit), extractor fan, shower cubicle (mains shower), tiled walls, Karndean flooring, heated towel rail, spotlights.

Bedroom two 10.41ft x 9.53ft (3.17m x 2.90m)

Double glazed window to rear, double radiator.

Bedroom Three 11.90ft x 13.50ft (3.62m x 4.11m)

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

Bedroom Four 10.45ft x 7.20ft (3.18m x 2.19m)

Double glazed window to rear, double radiator.

Bathroom 10.12ft x 5.47ft (3.08m x 1.66m)

Three piece white suite comprising; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to front, heated towel rail, tiled flooring and walls, extractor fan.

External

Front garden laid mainly to lawn, block paved double driveway leading to garage. Rear garden laid mainly to lawn, patio/decking area, flower beds, bushes and shrubs. Double garage with power and lighting, electric bi folding doors.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre To Premises
Mobile Signal Coverage Blackspot: No
Parking: Garage, 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: F

EPC RATING: TBC

BD008700SB/SJ04.11.2025.V.3



T: 01670 531114

Bedlington@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



EPC To follow

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.



T: 01670 531114

Bedlington@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER