



Hetherington Way | Bedlington | NE22 6FF

£375,000

Fabulous spacious family home located on the new development of Fenwick Park in Bedlington which is very popular with families due to the excellent location and proximity to local amenities and transport links. The property has been maintained and updated by its current owners to a high standard and would highly recommend viewing. The ground floor offers spacious 20 ft lounge, kitchen/diner, utility room and downstairs cloaks. The first floor has five bedrooms master having walk in robes and ensuite. The second bedroom also offers an en-suite bathroom, three further bedrooms and plenty of storage. Externally the home has double driveway leading to double garage to the front and the rear has lovely private garden.

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Detached Family Home

Five Bedroom

Two En-Suites

Garage & Driveway

Downstairs Wc

Sought After Location

Freehold

EPC: B/ Council Tax:E

For any more information regarding the property please contact us today

Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, tiled flooring, double radiator, door to garage.

Downstairs Wc

Low level wc, tiling to floor, extractor fan, part tiling to walls, single radiator, spotlights.

Lounge 20.35ft x 11.04ft (6.20m x 3.36m)

Double glazed window to front, two double radiators, television point.

Kitchen/ Dining Room 27.81ft x 9.71ft (8.47m x 2.95m)

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 double oven, electric hob with extractor fan above, integrated fridge freezer and dishwasher, tiling to floor, spotlights, double glazed patio doors to rear.

Utility Room 7.01ft x 5.51ft (2.13m x 1.67m)

Fitted wall and base units and work surfaces, plumbed for washing machine, tiled flooring, door to rear garden.

First Floor Landing

Loft access, built in storage cupboard, double radiator.

Loft

Partially boarded.

Bedroom One 10.97ft x 10.33ft (3.34m x 3.14m)

Double glazed window to front, single radiator, television point, telephone point, walk in wardrobe.

En-Suite 6.62ft x 5.44ft (2.01m x 1.65m)

Double glazed window to front, low level wc, floating pedestal wash hand basin, double radiator, shower cubicle (mains shower), part tiling to walls, laminate flooring.

Bedroom Two 13.15ft x 8.94ft (4.00 x 2.72m)

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

En-Suite 6.60ft x 5.91ft (2.01m x 1.80m)

Double glazed window to rear, floating wash hand basin, low level wc, shower cubicle, laminate flooring.

Bedroom Three 16.34ft x 10.25ft (4.98m x 3.12m)

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

Bedroom Four 10.62ft x 8.99ft (3.23m x 2.74m)

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

Bedroom Five 7.83ft x 6.65ft (2.38m x 2.02m)

Double glazed window to rear, single radiator.

Bathroom 7.40ft x 7.70ft (2.25m x 2.34m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed window to front, double radiator, part tiling to walls, laminate flooring, extractor fan.

External

Front garden laid mainly to lawn, flower borders, block paved driveway leading to garage. Rear garden laid mainly to lawn, patio area, screen fencing.

Double attached garage, up and over door, power and lighting.

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage and driveway

Estate management charge £79.21 per annum

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.

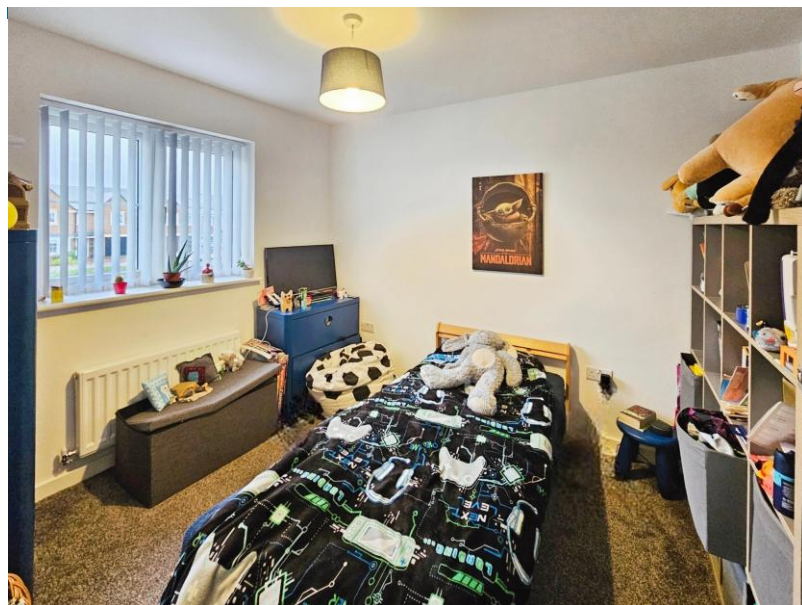
TENURE

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: B

BD008727SB/SJ01.12.2025.V.1



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	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



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.

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