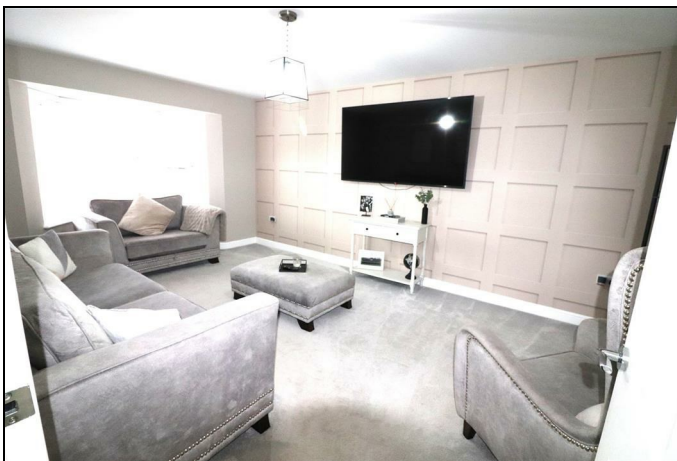


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**4 FIREFLY DRIVE EAST SLEEKBURN BEDLINGTON NE22 7FF**



- FOUR BEDROOMS
- MODERN INTERIOR
- EPC RATING B
- ESSENTIAL VIEWING

- DETACHED HOUSE
- COUNCIL TAX BAND D
- CLOSE TO THE SPINE ROAD

**Offers Over £295,000**

# 4 FIREFLY DRIVE EAST SLEEKBURN BEDLINGTON NE22 7FF

**\*\*STUNNING FAMILY HOME\*\*** a four double bedroom detached house, perfectly located for the Spine Road, making an easy commute along the beautiful coast line. The property benefits from gas central heating, double glazing and a fabulous kitchen diner with marble work tops. Comprises of, entrance porch entered via a double glazed door, hall, lovely modern lounge, contemporary kitchen diner with an excellent range of units with INTEGRATED APPLIANCES, utility room, downstairs wc. First floor spacious landing, four double bedrooms, master having a modern en-suite shower room, modern family bathroom. Externally there is a paved double drive to the front, enclosed garden to the rear mainly laid to lawn with paved patio area. Early internal viewing highly recommended to appreciate what this property has to offer.

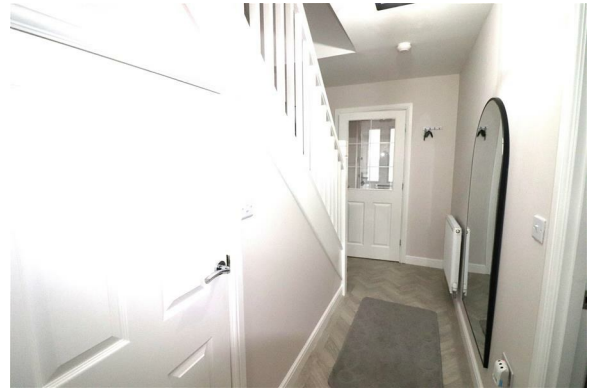
## GROUND FLOOR

### PORCH

Entered via a double glazed door, radiator, laminate flooring.

### HALL

Radiator, laminate flooring, storage cupboard.



### LOUNGE

12'2 x 19'9 into bay (3.71m x 6.02m into bay)

Double glazed bay window, two radiators.





## 4 FIREFLY DRIVE EAST SLEEKBURN BEDLINGTON NE22 7FF

### KITCHEN DINER

20'6 x 17'3 (6.25m x 5.26m)

Double glazed bay window with double glazed French doors and double glazed windows to either side, additional double glazed window, excellent range of modern high gloss wall, base and drawer units with Marble work tops and matching upstands, eye level built in oven and microwave, gas hob with a chrome splash back and extractor hood above, sink with mixer tap, integrated fridge freezer, integrated dish washer, two radiator, tiled flooring.



### ADDITIONAL KITCHEN IMAGE



# 4 FIREFLY DRIVE EAST SLEEKBURN BEDLINGTON NE22 7FF

## UTILITY ROOM

Wall and base units, plumbed for washing machine, combi boiler, tiled floor, double glazed door to the side.



## DOWNSTAIRS WC

Wash hand basin, low level wc, double glazed window, radiator, tiled flooring.

## FIRST FLOOR

## LANDING

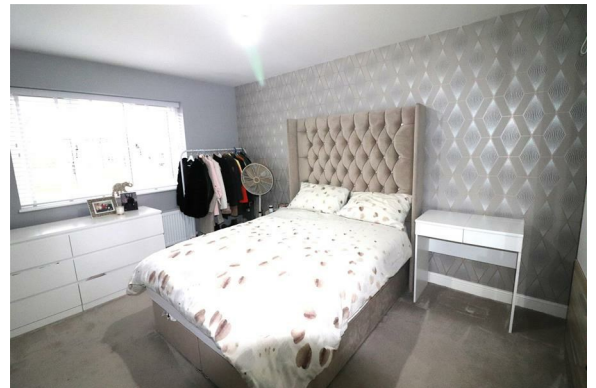
Spacious landing with access to the loft, radiator.



## MASTER BEDROOM

10'10 x 14'7 (3.30m x 4.45m)

Double glazed window, radiator.



## EN-SUITE SHOWER ROOM

Modern shower room with shower cubicle, low level wc, wash hand basin set in a vanity unit, radiator, double glazed window.



## 4 FIREFLY DRIVE EAST SLEEKBURN BEDLINGTON NE22 7FF

### BEDROOM TWO

11'10 x 9' (3.61m x 2.74m)

Double glazed window, radiator.



### BEDROOM THREE

11'3 x 9'6 (3.43m x 2.90m)

Double glazed window, radiator.



### BEDROOM FOUR

10'7 x 14'7 (3.23m x 4.45m)

Double glazed window, radiator.





# 4 FIREFLY DRIVE EAST SLEEKBURN BEDLINGTON NE22 7FF

## FAMILY BATHROOM

Bath, modern shower cubicle, low level wc, wash hand basin, chrome heated towel rail, double glazed window, tiled splash back, tiled floor.



## EXTERNALLY

### FRONT

Double paved drive to the front.



## ATTACHED GARAGE

With up and over door, power and lighting.



# 4 FIREFLY DRIVE EAST SLEEKBURN BEDLINGTON NE22 7FF

## SIDE

Paved to the side, gated access to the front drive.



## REAR

Enclosed garden to the rear with paved area, lawn, lovely views.



## RIVER WANSBECK VIEWS



# 4 FIREFLY DRIVE EAST SLEEKBURN BEDLINGTON NE22 7FF

## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker March 2024)

Flood Risk - River and Sea - low risk

Planning Permission - There are currently no planning permission for 4 Firefly Drive

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6381A

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MORTGAGE

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PLEASE NOTE:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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