



Featherstone Grove | Bedlington | NE22 6NU

# Offers In Excess Of £260,000

This desirable and well-presented detached home is situated on the highly sought-after Hazelmere Estate in Bedlington, offering excellent transport links, reputable schools, and a range of local amenities within easy reach. Immaculately maintained by the current owner, the property is ideal for buyers seeking a spacious family home in the heart of Bedlington.

Upon entering, you are welcomed into a bright open-plan lounge and dining area featuring a newly installed media wall. The modern kitchen leads to a utility room with access to the rear garden.

The first floor offers three double bedrooms, including a master with en-suite, and a well-appointed family bathroom. Externally, the home benefits from a driveway and garage to the front, while the enclosed rear garden features a charming summer house, perfect for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

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**Detached House**

**En-Suite To Master Bedroom**

**Three Bedroom**

**Popular Hazelmere Estate**

**Utility Room**

**Freehold**

**Downstairs Wc**

**EPC:TBC / Council Tax:C**

For any more information regarding the property please contact us today

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

**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: C**

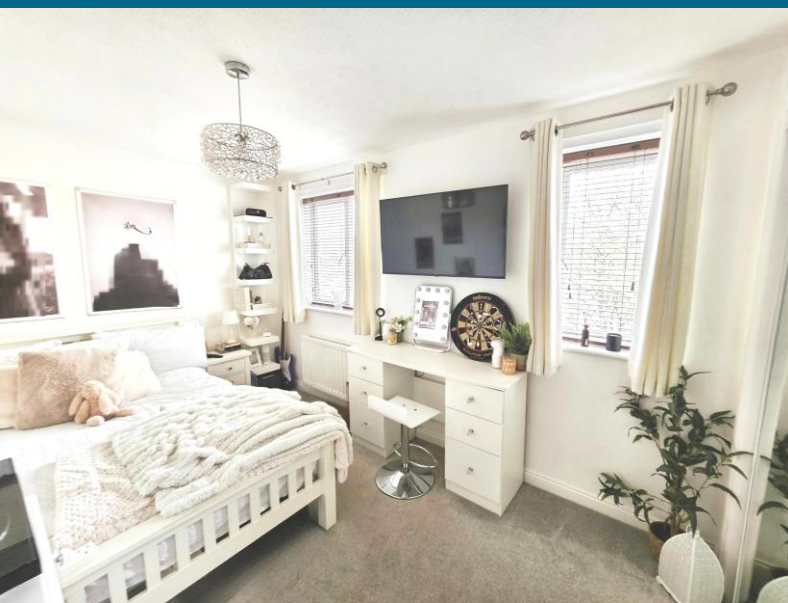
**EPC RATING: TBC**

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### Entrance Porch

Via composite door, double glazed window to front.

### Entrance Hallway

Stairs to first floor landing, Amtico flooring, double radiator.

### Downstairs wc

Low level wc, pedestal wash hand basin, tiling to floor, double glazed window, part tiling to walls.

### Lounge/ Diner 12.20ft x 21.16ft (3.71m x 6.44m)

Double glazed window to front, double glazed patio doors to rear, two single radiators, fire surround with gas fire, built in storage cupboard, television point, coving to ceiling.

### Kitchen 9.85ft x 8.93ft (3.00m x 2.72m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted double oven, gas hob with extractor fan above, space for fridge, tiling to floor, door to utility.

### Utility Room 6.46ft x 5.11ft (1.96m x 1.55m)

Door to garage, fitted wall and base units, plumbed for washing machine, tiled flooring.

### First Floor Landing

Built in storage cupboard, single radiator.

### Bedroom One 10.33ft x 9.08ft into wardrobes (3.14m x 2.76m)

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

### En-Suite 5.20ft x 5.44ft (1.58m x 1.65m)

Double glazed window to rear, low level wc, floating wash hand basin, extractor fan, shower cubicle, tiled walls, heated towel rail, spotlights.

### Bedroom Two 8.20ft x 12.36ft (2.49m x 3.76m)

Double glazed window to front, fitted wardrobes television point.

### Bedroom Three 8.07ft x 9.13ft (2.45m x 2.78m)

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

### Bathroom 8.29ft x 5.57ft (2.52m x 1.69m)

Three piece white suite comprising, panelled bath, pedestal wash hand basin, low level wc, spotlights, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring, cladding to ceiling, extractor fan.

### External

Front garden laid mainly to lawn, bushes and shrubs, driveway leading to garage. Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, summer house.

### Garage

Attached single garage with up and over door, power and lighting.

## EPC & Floorplan to follow

**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.

**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 relation to this property.



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