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CLEARWELL PLACE, BEDLINGTON, NE22

Offers Over £240,000

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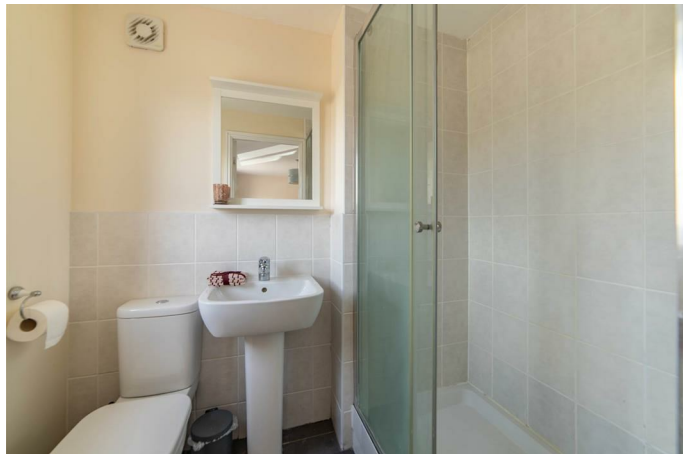
Well-presented three-bedroom detached family home situated on Clearwell Place in Bedlington, offering generous accommodation, an integral garage and an enclosed rear garden.

The property opens into a living room before leading through to the hall, where there is a convenient WC, kitchen, and utility room. The spacious kitchen diner features sage green cabinetry, wood effect worktops, integrated appliances, an induction hob, recessed lighting and French doors opening onto the garden. The utility room provides access to the integral garage, while the first floor offers three bedrooms, including a main bedroom with an en suite, together with a family bathroom.

Clearwell Place is positioned within Bedlington, with local amenities and everyday shopping available nearby. Bedlington town centre provides a range of shops and services, with the Market Place and Aldi adding to the area's facilities. The railway station provides useful connectivity for commuters. The property is well suited to families and professionals seeking a well-appointed home with excellent everyday amenities and transport links close by.

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The internal accommodation comprises: entrance through the porch into the living room, a well-proportioned reception with light wood effect flooring, a front-facing window, and recessed ceiling lighting. The room offers generous proportions for comfortable seating and entertaining. From here, the hall gives access to the convenient WC beneath the stairs, together with the kitchen/diner and utility room.

The kitchen/dining room is a particularly attractive space, fitted with sage green Shaker-style cabinetry, wood-effect worktops and a range of integrated appliances including an oven, induction hob and extractor. A black tiled floor runs throughout, complemented by recessed lighting and a window positioned above the sink. The dining area has ample space, while French doors open directly onto the rear garden. The utility room provides useful additional workspace and storage, with integral access to the garage.

Stairs lead up to the first-floor landing, giving access to three bedrooms and the family bathroom. The main bedroom is a generous room with a front-facing window and an en suite shower room, which features a shower enclosure, WC, wash basin, and tiled walls. Two further bedrooms provide comfortable accommodation, while the family bathroom is fitted with a bath, WC, and wash basin, with tiled walls and a window providing natural light.

Externally, the property has a paved driveway to the front, providing off-road parking and access to the integral garage. The enclosed rear garden is predominantly laid to lawn and is bordered by timber fencing, with a paved seating area adjoining the property and further space for outdoor furniture. Mature trees beyond the garden provide an attractive green backdrop.



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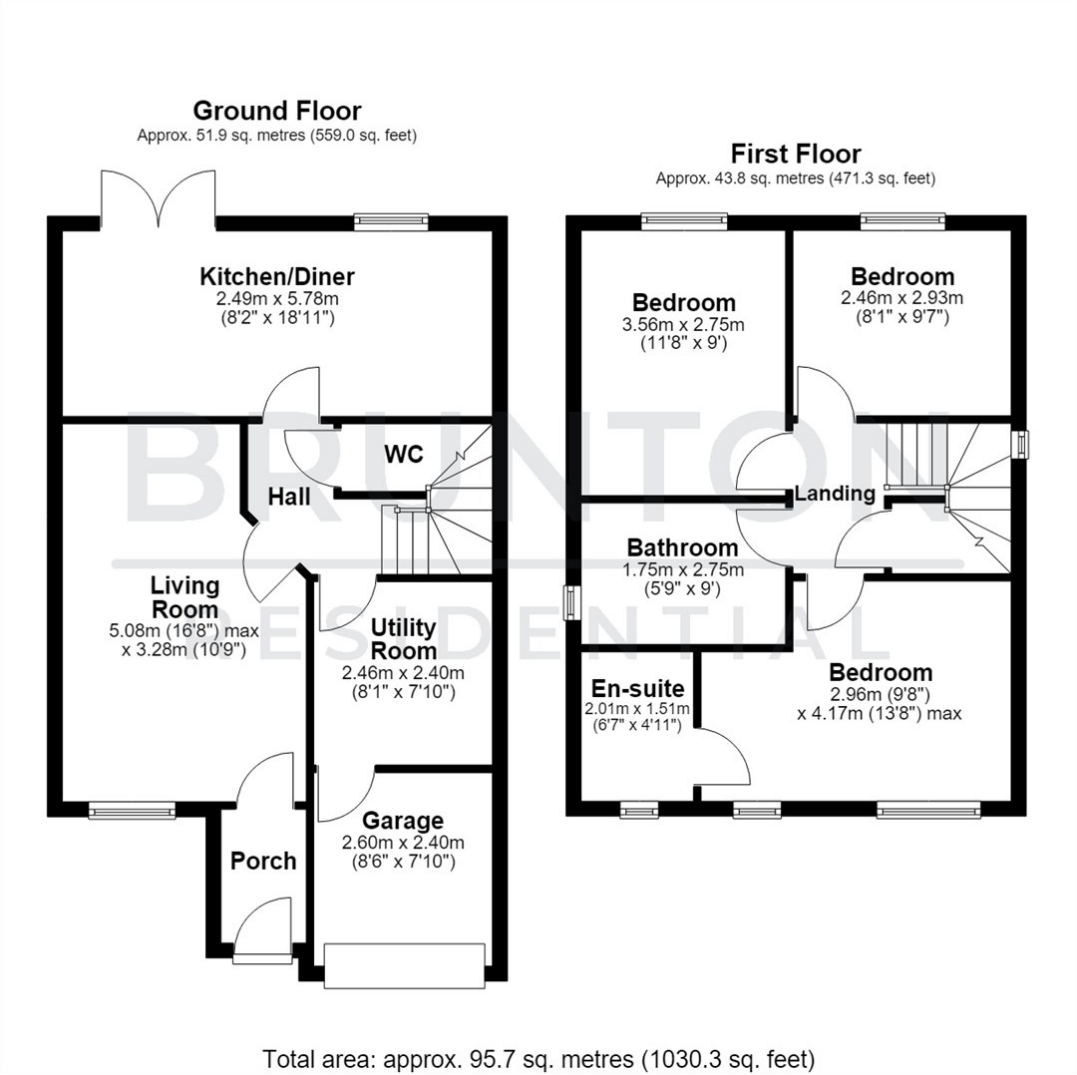
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	