



Cragside Gardens | Bedlington | NE22 5YX

Offers In Excess OF £280,000

Beautifully Presented Four-Bedroom Detached Family Home – Heritage Gardens, Bedlington

Situated on the sought-after Heritage Gardens Estate in Bedlington, this beautifully presented four-bedroom detached home has been maintained to an exceptionally high standard and is sure to appeal to growing families.

Ideally located close to the new train station, the property benefits from excellent transport links into Newcastle city centre and surrounding areas.

The ground floor accommodation comprises a welcoming lounge, a separate dining room opening into an extended sun room overlooking the rear garden, a well-appointed kitchen with access to the garage, and a convenient downstairs cloakroom/WC. To the first floor, there are four well-proportioned bedrooms, including a spacious principal bedroom with en-suite facilities, along with a recently updated family bathroom.

Externally, the property offers a driveway to the front providing off-street parking and access to the integral garage. To the rear is a beautifully maintained garden backing onto woodland, offering a private and attractive outdoor space.

Early viewing is highly recommended to fully appreciate the quality, space, and superb location of this fantastic family home.

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2

Detached House

Sun Room

Four Bedrooms

Open Views To Rear

En-Suite

Freehold

Downstairs Wc

EPC: C/ Council Tax:D

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas – Gas Boiler

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway, garage & 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.

ACCESSIBILITY

Level access & wet room.

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: D

EPC RATING: C

BD008947SB/SJ09.06.2026.v.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Entrance

Via composite door.

Entrance Hallway

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

Downstairs Wc 5.03ft x 2.85ft (1.53m x 0.86m)

Low level wc, wash hand basin (set in vanity unit), Amtico flooring, extractor fan, part tiling to walls, double radiator.

Lounge 17.57ft x 10.34ft (5.35m x 3.15m)

Double glazed window to front, double radiator, television point, coving to ceiling, double doors to:

Dining Room 10.46ft x 10.01ft (3.18m x 3.05m)

Double radiator, coving to ceiling, open to:

Sun Room 9.92ft x 7.00ft (3.02m x 2.13m)

Double glazed windows, Amtico flooring, Velux skylights, double glazed patio doors to garden.

Kitchen 14.42ft x 9.97ft (4.39m x 3.03m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces Belfast sink with mixer tap, tiled splash backs, built in electric fan assisted double oven, gas hob with extractor fan above, space for fridge, plumbed for washing machine and dishwasher, Amtico flooring, double glazed door to side, door to garage.

First floor Landing

Loft access, built in storage cupboard.

Loft

Partially boarded, pull down ladders, lighting and power.

Bedroom One 11.13ft x 11.18ft (3.39m x 3.40m)

Double glazed windows to front, double radiator, built in cupboard.

Ensuite/Wet room 6.15ft x 5.04ft (1.87m x 1.53m)

Double glazed window to front, low level wc, wash hand basin set in vanity unit, cladding to ceiling, extractor fan.

Bedroom Two 10.82ft x 8.23ft (3.29m x 2.50m)

Double glazed window to rear, double radiator, fitted wardrobes and drawers.

Bedroom Three 11.64ft x 8.47ft (3.54m x 2.50m)

Double glazed window to front, double radiator.

Bedroom Four 8.38ft x 7.16ft (2.55m x 2.18m)

Double glazed window to rear, double radiator, built in cupboard.

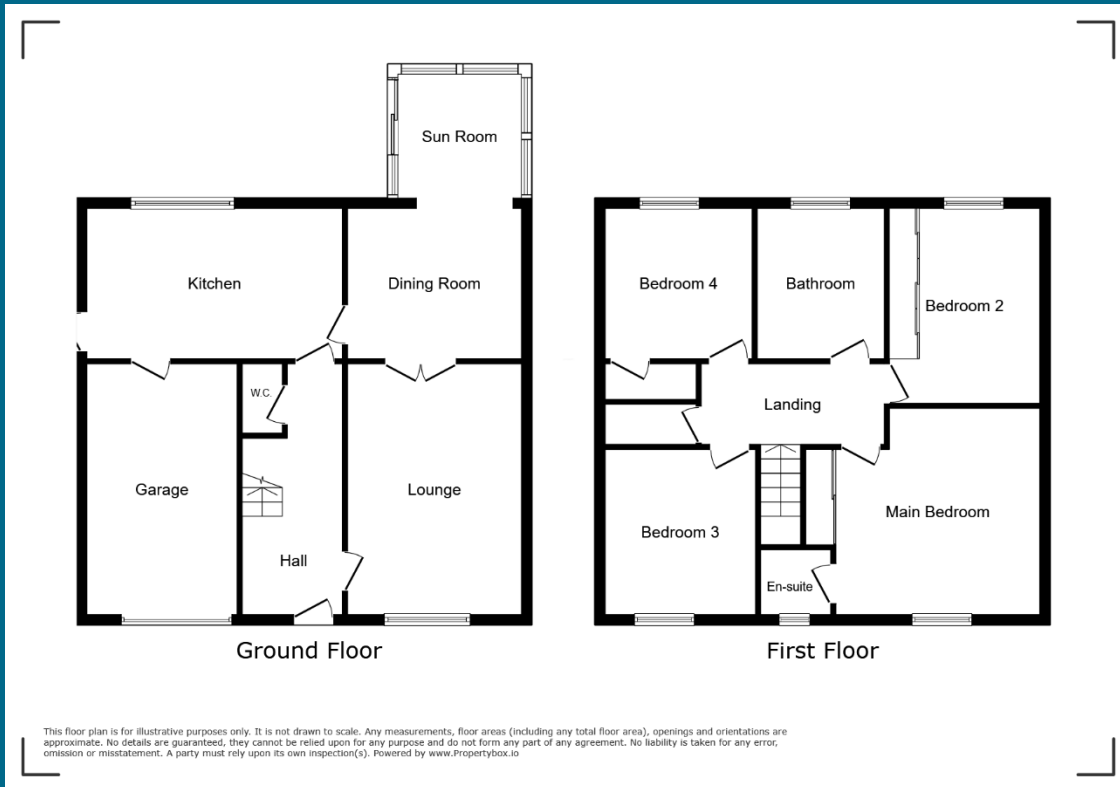
Bathroom 7.14ft x 7.38ft (2.17m x 2.24m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin and low level wc (in vanity unit), spotlights, double glazed window to rear, feature radiator, part tiling to walls, tiled flooring, cladding to ceiling, extractor fan.

External

Low maintenance garden to front, gravelled area, driveway leading to garage. To the rear, artificial grass, patio area, flower beds, bushes and shrubs, garden shed.

Attached single garage with electric door, power and lighting.



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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