


# SIGNATURE

## NORTH EAST

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 North Farm Estate, Nedderton Village NE22 6AY

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## Offers Over £450,000

Signature North East welcomes you to this impressive four-bedroom detached Dutch bungalow, ideally positioned within the desirable village of Nedderton. Well-presented throughout, the property offers modern interiors that create an inviting setting within a peaceful village environment with an abundance of nearby green spaces. This home also enjoys a convenient location just a short distance from Bedlington, providing easy access to a wide range of local amenities.

Upon entering through elegant double doors, you are greeted by an impressive entrance hallway that sets the tone for the rest of the home. From here, the spacious living room enjoys an abundance of natural light from multiple large windows and flows seamlessly into the dining room, creating a sociable and inviting space ideal for hosting. The modern kitchen is well equipped with attractive wall and base units, sleek countertops and space for dining chairs, and provides access to a light-filled conservatory which opens out to the rear garden.

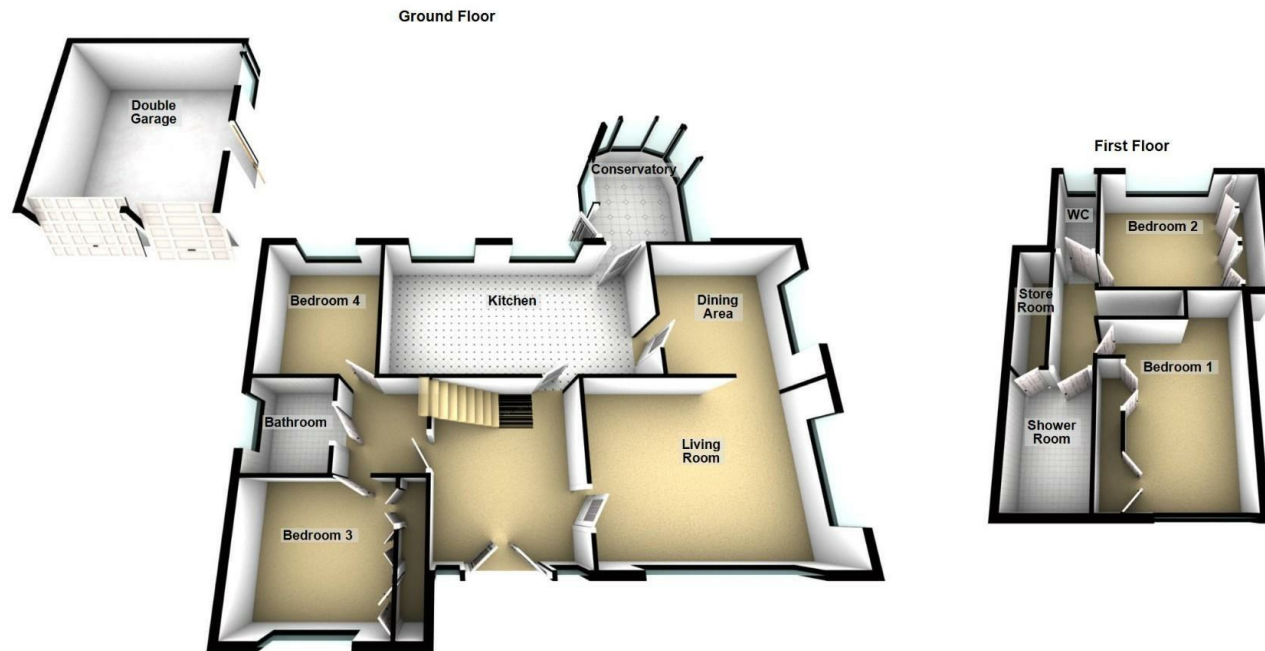
The ground floor continues with two well-sized double bedrooms, one of which benefits from fitted wardrobes, alongside a family bathroom complete with bath, shower attachment, wash basin and WC. Stairs lead to the first floor, where there are two further spacious double bedrooms, both featuring built-in wardrobes. A shower room, separate WC and a useful store room complete this level, offering flexible and practical accommodation.

Externally, the property boasts a spacious and well-presented garden, laid mainly to lawn with a patio area ideal for outdoor seating. Off-street parking is available along with a double garage, completing this fantastic home in a desirable village location.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 180.8 sq. metres (1946.1 sq. feet)

## Measurements:

Living Room  
17'9" x 12'2"

Kitchen  
10'5" x 20'8"

Dining Area  
11'6" x 8'7"

Conservatory  
11'9" x 9'0"

Bedroom One  
13'10" x 8'11"

Bedroom Two  
10'8" x 10'8"

Bedroom Three  
9'10" x 10'9"

Bedroom Four  
10'7" x 8'11"

Bathroom  
6'6" x 5'8"

Shower Room  
10'5" x 5'11"

WC  
3'9" x 7'1"

Double Garage  
17'6" x 15'7"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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