



Oakapple Close | Bedlington | NE22 7LL

Offers In Excess Of £245,000

Located on the ever-popular Beaufront Park Estate in Bedlington, this delightful extended four-bedroom detached family home simply must be viewed to be fully appreciated.

The well-presented accommodation briefly comprises an entrance hallway, spacious lounge, dining room, fitted kitchen, utility room, downstairs cloakroom/WC, and an additional reception room to the rear, providing flexible living space ideal for growing families.

To the first floor, there are four bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-street parking and leading to the attached garage. To the rear is a private, low-maintenance garden featuring decking, a patio area, and artificial lawn, creating the perfect space for relaxing and entertaining.

Early viewing is highly recommended to appreciate the accommodation on offer.

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1

Detached House

Garage

Four Bedrooms

Front & Rear Gardens

Utility Room

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

Broadband: broadband connected

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

Property is subject to tenancy

COUNCIL TAX BAND: D

EPC RATING: C

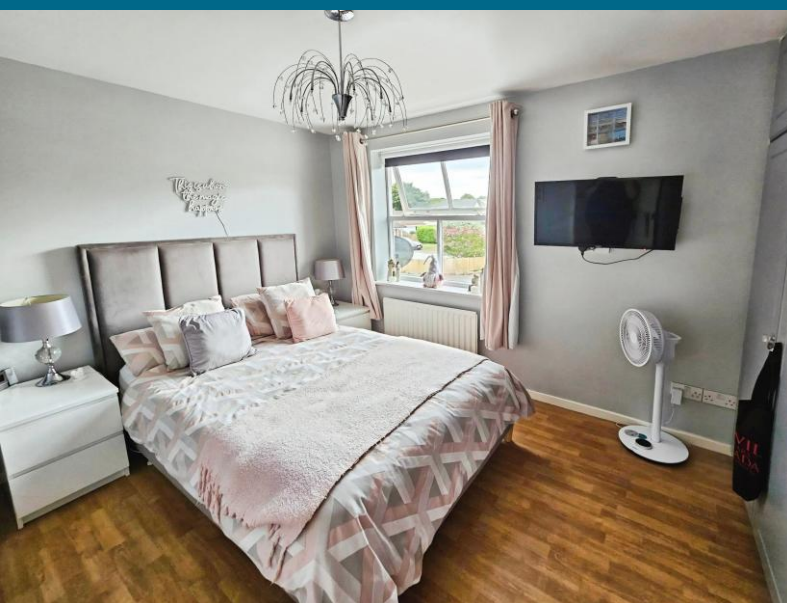
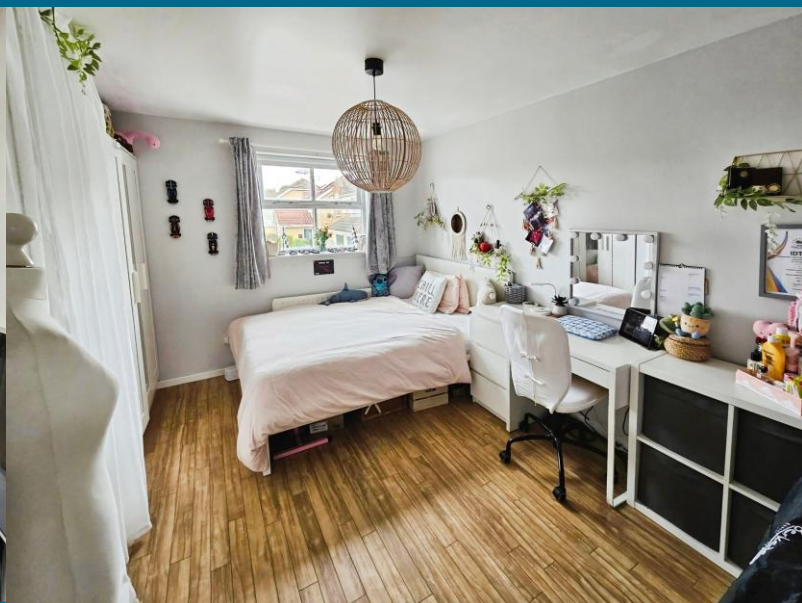
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Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Entrance Porch

UPVC entrance door, double glazed door, double glazed windows to front and side.

Entrance Hallway

Stairs to first floor landing, Karndean flooring, single radiator.

Downstairs Wc 4.97ft x 3.90ft (1.51m x 1.18m)

Low level wc, wash hand basin (set in vanity unit), Karndean flooring, double glazed window, part tiling to walls, single radiator.

Lounge 10.37ft x 13.71ft (3.16m x 4.17m)

Double glazed window to front, built in storage cupboard, television point, coving to ceiling, Karndean flooring.

Dining Room 9.47ft x 9.25ft (2.88m x 2.81m)

Door to utility, Karndean flooring, open to:

Third Reception Rooms 11.50ft x 9.87ft (3.50m x 3.00m)

Double glazed patio door to rear, skylight, oak flooring, spotlights.

Kitchen 11.45ft x 12.17ft (3.48m x 3.70m)

Double glazed window to rear, fitted with a range wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, upstands, space for range oven, space for fridge freezer, tiling to floor, electric underfloor heating, spotlights, velux roof light.

Utility Room 5.03ft x 4.92ft (1.53m x 1.49m)

Double glazed door to side, plumbed for washing machine, Karndean flooring.

First Floor Landing

Loft access, built in storage cupboards.

Bedroom One 12.21ft x 8.74ft (3.72m x 2.66m)

Wood double glazed window to front, fitted wardrobes, single radiator.

Bedroom Two 10.19ft x 8.48ft (3.10m x 2.58m)

Wood double glazed window to front, single radiator, two built in cupboards.

Bedroom Three 10.30ft x 7.20ft (3.13m x 2.19m)

Wooden single glazed window to rear, single radiator.

Bedroom Four 6.82ft x 5.59ft (2.07m x 1.70m)

Wooden double glazed window to rear, double radiator.

Bathroom 8.28ft x 5.4ft (2.52m x 1.65m)

Wooden double glazed window to rear, freestanding bath, pedestal wash hand basin. Shower cubicle, high level wc, spotlights, heated towel rail, tiling to walls and flooring, electric underfloor heating, cladding to ceiling.

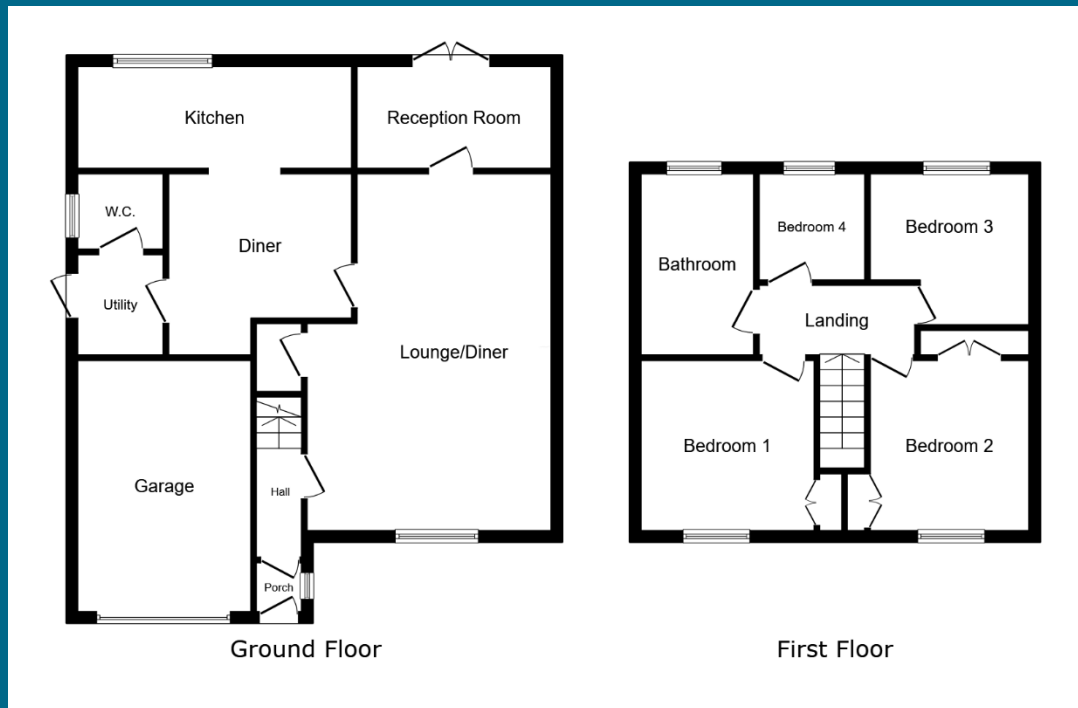
External

Front garden laid mainly to lawn, flower borders, driveway leading to garage. Artificial grass to rear, patio and decking area, screen fencing.

Garage

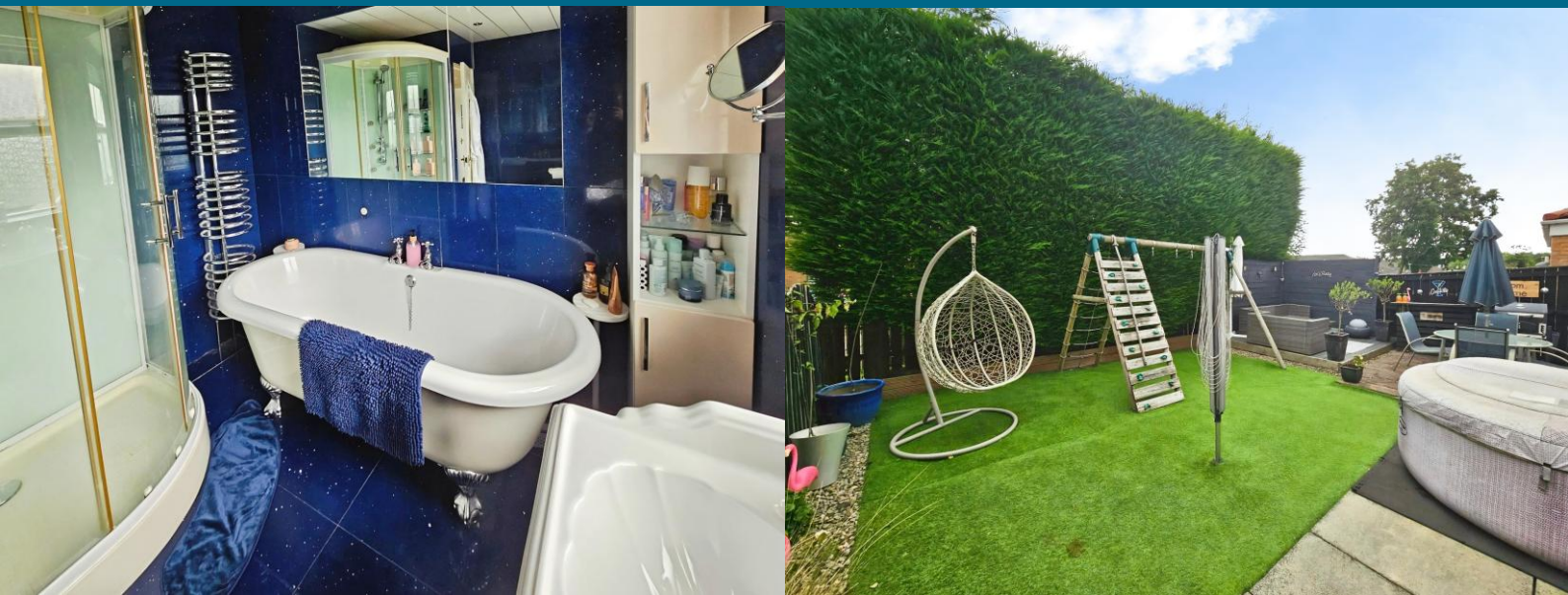
Attached single garage with up and over door, power and lighting.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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