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ORCHARD WAY, BROADOAKS, BEDLINGTON, NE22

Offers Over £280,000


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W


FARMERS
MARKET


Let's
PLAY


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Attractive modern detached family home, built in 2020, offering stylish and versatile accommodation that has been further enhanced by a number of thoughtful improvements. The professionally converted garage provides valuable additional living space, making the property particularly well suited to modern family lifestyles.

The well-designed layout includes multiple reception rooms, a spacious kitchen/dining room, a generous living room with French doors to the garden and four well-proportioned bedrooms, including a principal bedroom with en-suite facilities. A private rear garden and excellent off-street parking further enhance the practicality and appeal of this superb home.

Orchard Way is situated within the popular Broadoaks development in Bedlington, a modern residential community with children's play areas and attractive pedestrian walkways. The property enjoys convenient access to Bedlington town centre, local schools, shops and everyday amenities, while excellent transport links provide straightforward access to Morpeth, Newcastle, the Northumberland coastline and the wider region.

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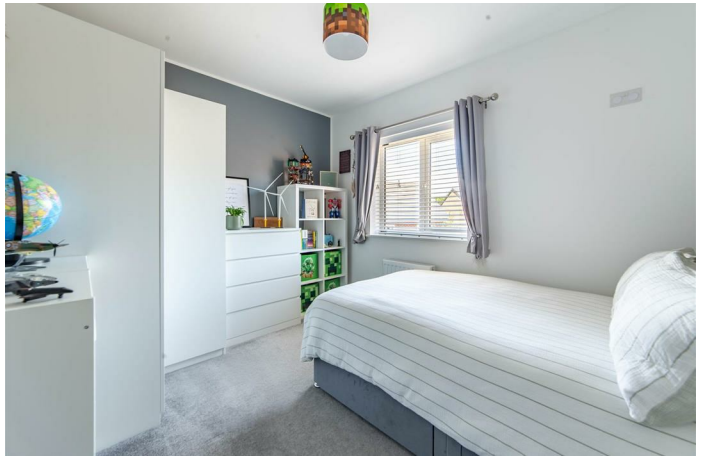

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The internal accommodation comprises: a welcoming entrance hall with stairs to the first floor, a convenient ground-floor WC and access to the principal reception rooms. To the front is a formal dining room with a square bay window, alongside a versatile second reception room created from the professionally converted garage, offering an ideal space for a playroom, home office or additional sitting room. To the rear is a well-equipped kitchen/dining room fitted with a modern range of wall and base units, integrated appliances and ample space for everyday family living. Off the kitchen is a practical utility area with plumbing for appliances, additional storage and external access. Completing the ground floor is a generous living room featuring a bespoke media wall and French doors opening directly onto the rear garden.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. A modern family bathroom serves the remaining bedrooms, while a boarded loft provides valuable additional storage.

Externally, the property benefits from a block-paved driveway providing off-street parking for approximately three vehicles. To the rear is a private enclosed garden with a shaped lawn, paved patio seating areas, mature planted borders and a useful storage shed, creating the ideal space for everyday family life and entertaining.





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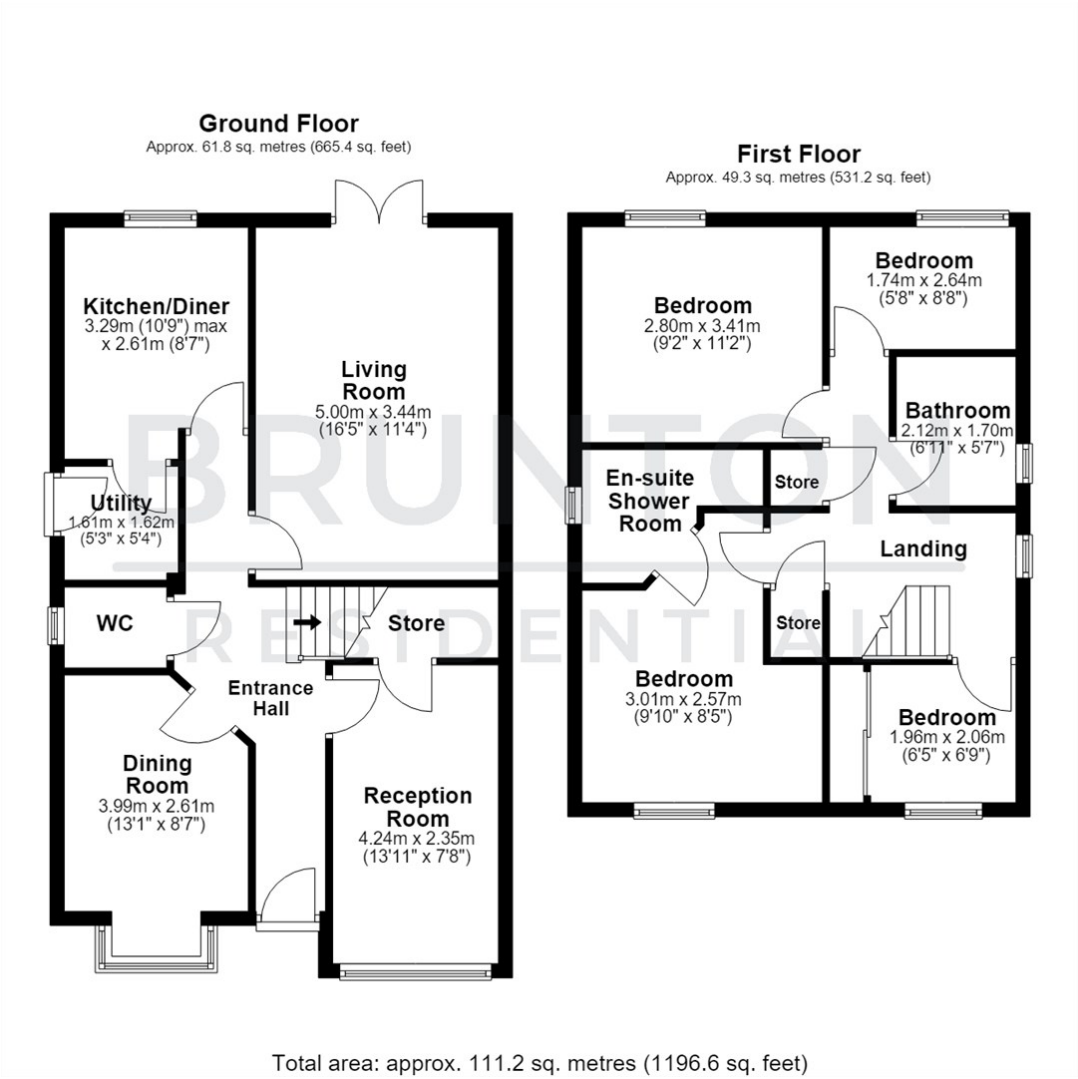
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 111.2 sq. metres (1196.6 sq. feet)



