

Barnard Close | Bedlington | NE22 6NE

Offers In Excess Of £290,000

Located on the ever-popular Hazlemere Estate, this impressive four-bedroom detached family home enjoys excellent transport links, well-regarded schools, and a wide range of local amenities close by. Situated in the heart of Bedlington, this property offers spacious accommodation ideal for modern family living.

The accommodation briefly comprises an inviting lounge, dining room, fitted kitchen, utility room, and downstairs cloakroom/WC. To the first floor are four generously sized double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a well-appointed family bathroom.

Externally, the property features a driveway and garage providing ample off-street parking to the front. To the rear are enclosed, private, and beautifully maintained gardens, offering an ideal space for relaxing and entertaining.

Further benefits include solar panels, improving the property's energy efficiency and helping to reduce running costs.

Viewing is highly recommended to fully appreciate the space, location, and quality this wonderful family home has to offer.

RMS | Rook Matthews Sayer

4 2 2

Detached House

Four Bedrooms

Two Reception Rooms

En-Suite To Master

Utility Room

Garage & Driveway

Freehold

EPC:B / 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
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage, driveway, communal parking, EV charging point.

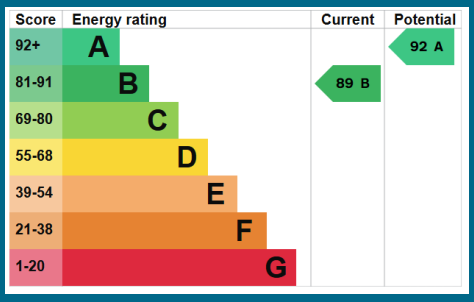
Solar panels – owned outright

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

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.

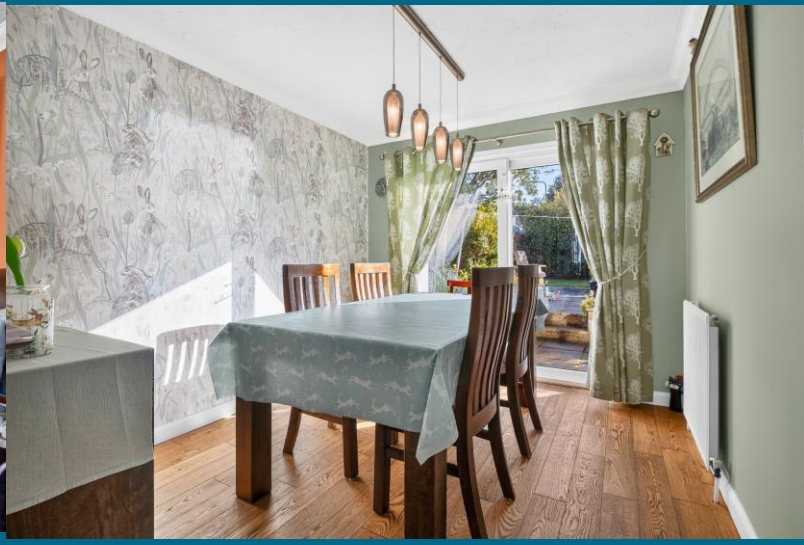
COUNCIL TAX BAND: D
EPC RATING: B
BD009110SB/SJ14.10.2026.v.2



T: 01670 531114
Bedlington@rmsestateagents.co.uk

RMS | Rook Matthews Sayer











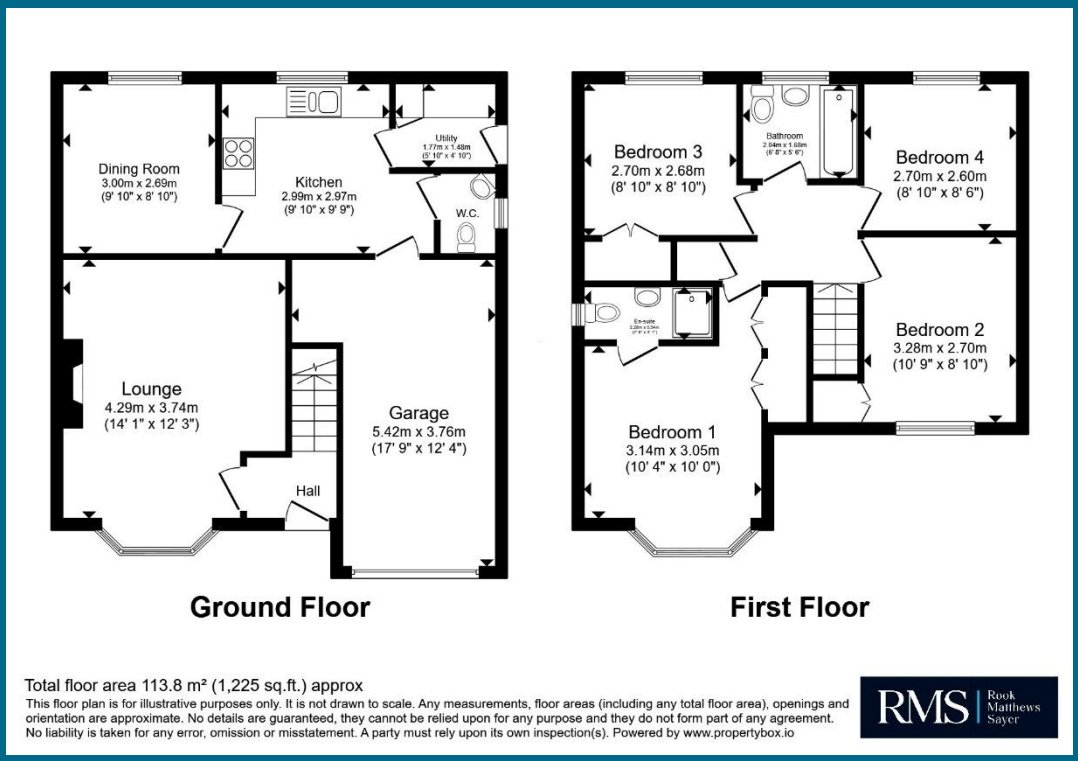


T: 01670 531114
Bedlington@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

Entrance
Via composite door.
Entrance Hallway
Stairs to first floor landing, single radiator.
Lounge 14'1ft x 12'3ft (4.29m x 3.74m)
Double glazed window to front, double radiator, gas fire, television point, telephone point, coving to ceiling, double doors to:
Dining Room 9'10ft x 8'10ft (3.00m x 2.69m)
Double glazed patio doors to rear, single radiator, coving to ceiling.
Kitchen 9'10ft x 9'9ft (2.99m x 2.97m)
Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric double oven, gas hob with extractor fan above, space for fridge, integrated dishwasher, laminate flooring, double glazed door to side.
Utility Room 5'10ft x 4'10ft (1.77m x 1.48m)
Double glazed window to rear, base units, plumbed for washing machine, door to rear.
Downstairs Wc
Low level wc, pedestal wash hand basin, laminate flooring, double glazed window, part tiling to walls, spotlights.
First Floor Landing
Loft access, built in storage cupboard.
Loft Access
Boarded, pull down ladders, lighting and power.
Bedroom One 10'4ft x 10'0ft (3.14m x 3.05m)
Double glazed window to front, single radiator, built in cupboard, television point.
En-Suite 7'6ft x 3'1ft (2.28m x 0.94m)
Double glazed windows to side, low level wc, wash hand basin (set in vanity unit), single radiator, cladding to ceiling, extractor fan, shower cubicle, mains shower, part tiling to walls, laminate flooring.
Bedroom Two 10'9ft x 8'10ft (3.28m x 2.70m)
Double glazed window to front, single radiator, fitted wardrobes, built in cupboard.
Bedroom Three 8'10ft x 8'10ft (2.70m x 2.68m)
Double glazed window to rear, single radiator, built in cupboard.
Bedroom Four 8'10ft x 8'6ft (2.70m x 2.60m)
Double glazed window to rear, single radiator.
Bathroom 6'8ft x 5'6ft (2.04m x 1.68m)
Double glazed window to rear, three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, heated towel rail, tiling to walls, laminate flooring, cladding to ceiling, extractor fan.
External
Front Garden laid mainly to lawn, resin concrete driveway leading to garage.
Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, garden shed.
Garage 17'9ft x 12'4ft (5.42m x 3.76m)
Attached single garage with electric door, power and lighting, EV charging point.

T: 01670 531114
Bedlington@rmsestateagents.co.uk



Total floor area 113.8 m² (1,225 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

RMS | Rook Matthews Sayer

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.

The Property Ombudsman





T: 01670 531114

Bedlington@rmsestateagents.co.uk

RMS | Rook Matthews Sayer