



St. Nicholas Drive | Bedlington | NE22 5SE

**Offers In Excess Of £310,000**

With open views over the fields located in popular small estate off Church Lane in Bedlington this well presented four bedroom family home is a must view. Excellent location for access to shops, schools and local transport links. Double fronted detached home with lounge, kitchen/diner, utility, study and downstairs cloaks to the ground floor. The first floor has four bedrooms master with ensuite and a family bathroom. Externally rear garden with detached garage and small garden to the front. Viewing is essential to appreciate this lovely family home.

**RMS** | Rook  
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**Detached House**

**Downstairs Wc**

**Four Bedroom**

**Garage & Gardens**

**Office & Lounge**

**Leasehold**

**En-Suite**

**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

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

**ACCESSIBILITY**

Suitable for wheelchair users, level access.

**TENURE**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 01.01.2015

Ground Rent: £150.00 Per annum

**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.

**COUNCIL TAX BAND: D**

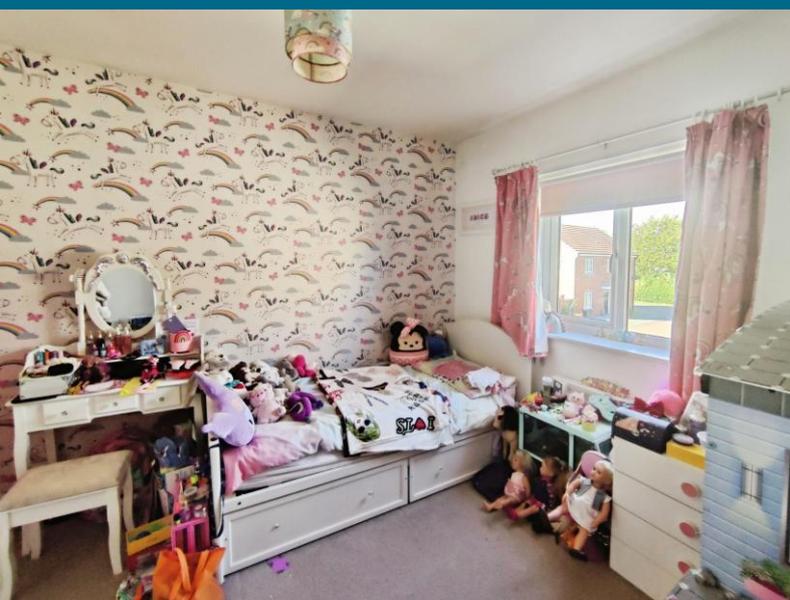
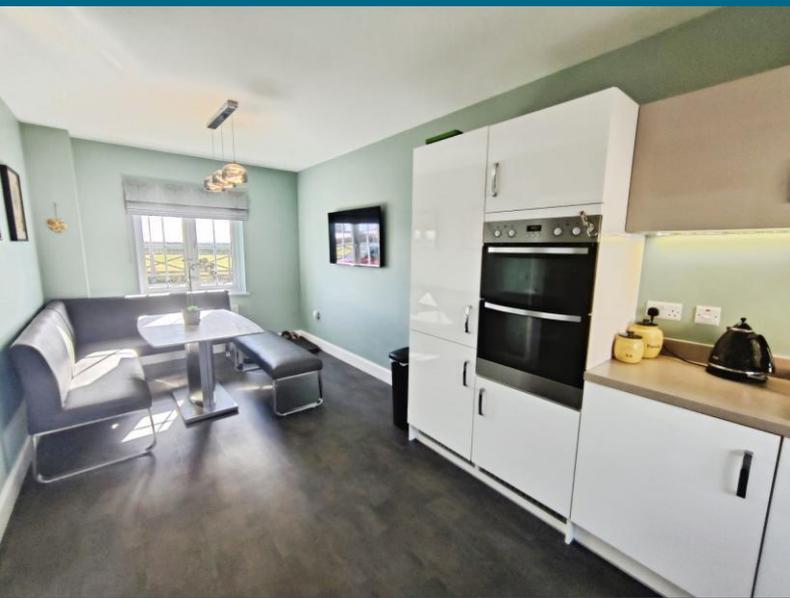
**EPC RATING: C**

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**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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### Entrance

Via composite door.

### Entrance Hallway

Stairs to first floor landing, double radiator, storage cupboard.

Downstairs wc 5.75ft x 3.11ft (1.75m x 0.94m)

Low level wc, pedestal wash hand basin, laminate flooring, part tiling to walls, single radiator.

Lounge 16.47ft x 11.27ft (5.02m x 3.43m)

Double glazed patio doors to the rear, double radiator, electric fire, television point.

Office 7.60ft x 6.71ft (2.31m x 2.04m)

Double glazed window to front, double radiator.

Kitchen 9.04ft x 22.81ft (2.75m x 6.95m)

Double glazed window to front and rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric double oven, gas hob with extractor fan, integrated fridge and dishwasher, laminate flooring.

Utility Room 5.93ft x 6.25ft (1.80m x 1.90m)

Double glazed door to rear, fitted wall and base units and work surface, stainless steel sink unit with mixer taps, plumbed for washing machine.

### First Floor Landing

Loft access, built in storage cupboard, single radiator.

### Loft

Partially boarded, pull down ladders.

Bedroom One 10.26ft x 11.51ft (3.12m x 3.50m)

Double glazed window to front, double radiator, television point.

En-Suite 7.43ft x 4.87ft (2.26m x 1.48m)

Double glazed window to front, low level wc, floating wash hand basin, double radiator, extractor fan, shower cubicle (mains shower), part tiling to walls, spotlights, tiling to floor.

Bedroom Two 12.38ft x 9.20ft (3.77m x 2.80m)

Double glazed window to rear, double radiator.

Bedroom Three 10.11ft x 7.91ft (3.08m x 2.41m)

Double glazed window to rear, single radiator.

Bedroom Four 10.26ft x 8.25ft (3.12m x 2.51m)

Double glazed window to front, single radiator.

Bathroom 7.43ft x 5.61ft (2.26m x 1.70m)

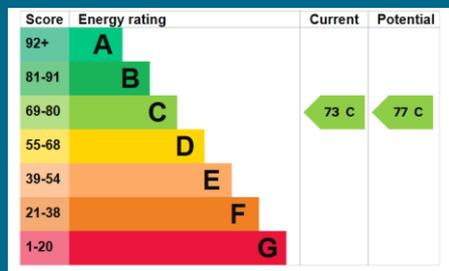
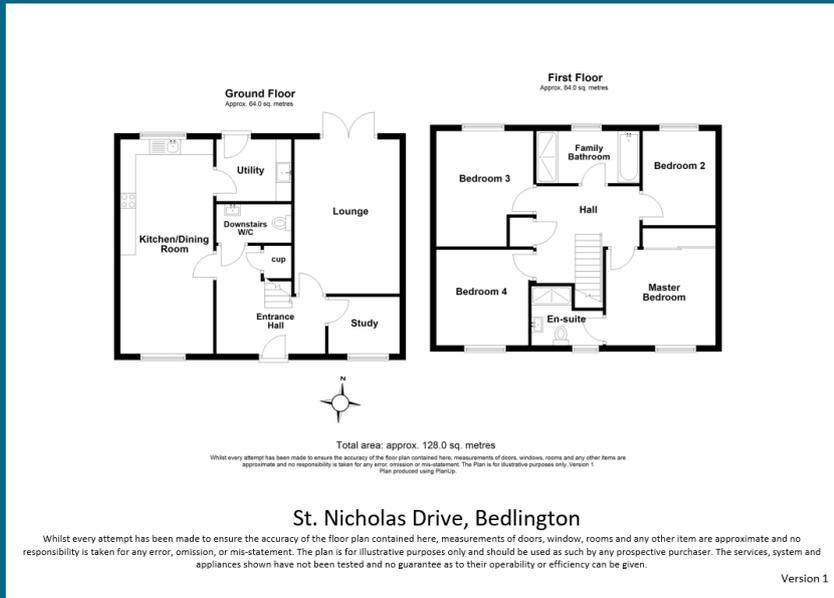
Four piece white suite comprising of panelled bath, floating wash hand basin, shower cubicle, low level wc, spotlights, double glazed window to rear, double radiator, part tiling to walls, tiled flooring, extractor fan.

### External

Front Garden laid mainly to lawn, bushes and shrubs. Rear garden laid mainly to lawn, patio area, bushes and shrubs, screen fencing, garden shed.

### Garage

Driveway leading to garage to the rear. Detached single garage with up and over 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.

**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.

