



Kendal Rise | Bedlington | NE226PB

Offers In Excess Of £430,000

This magnificent family home will wow any person wishing to live in the popular Hazelemere estate in Bedlington. Located in a cul de sac on the bottom of the estate this six bed roomed home has had the ground floor reconfigured and updated by the current owners to make an amazing living space. The accommodation is over three floors and has six bedrooms two with en-suites, family bathroom, downstairs cloaks and open plan kitchen diner, utility room, living room and sun room. Externally the gardens are landscaped and make perfect entertaining space. It also offers double garage and parking. This home must be viewed to appreciate its beauty.

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6



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Detached Family Home

Double Garage

Six Bedrooms

South Facing Landscaped Garden

Sun Room

Freehold

Popular Hazelmere Estate

EPC: C/ Council Tax:E

For any more information regarding the property please contact us today

Entrance

Composite door.

Entrance Hallway

Stairs to first floor landing, laminate, flooring storage.

Downstairs Wc 3.29ft x 4.79ft (1.00m x 1.45m)

Low level wc, wall mounted wash hand basin, laminate flooring, extractor fan, double glazed window, part tiling to walls, single radiator, spotlights.

Lounge 11.32ft x 11.83ft (3.45m x 3.60m)

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

Kitchen/Dining Room 9.84ft x 27.13ft (2.99m x 8.26m)

Double glazed window to front, wall mounted radiator, fitted with a range if wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in double oven, induction 5 ring hob, wine cooler, integrated fridge freezer and dishwasher, laminate flooring, pantry cupboard, spotlights, bifold doors to sun room.

Utility Room 10.36ft x 8.25ft (3.15m x 2.51m)

Double glazed window to rear, fitted wall and base units, stainless steel sink unit, integrated fridge freezer, washing machine and tumble dryer, wall mounted radiator, laminate flooring.

Sun Room 16.85ft x 16.15ft (5.13m x 4.92m)

Dwarf wall, double glazed windows, Velux and woof windows, fireplace, log burner.

First Floor Landing

Built in storage cupboard.

(First Floor)

Landing

Built in storage cupboard.

Bedroom Three 10.47ft x 10.19ft (3.19m x 3.10m)

Double glazed window to rear, single radiator, fitted wardrobes and drawers, television point.

En-Suite 7.12ft x 5.29ft (2.17m x 1.61m)

Double glazed window to rear, low level wc, pedestal wash hand basin, double shower cubicle, heated towel rail, part tiling to walls.

Bedroom Four 10.40ft x 10.13ft (3.16m x 3.08m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, television point.

Bedroom Five 10.37ft x 7.07ft into wardrobes (3.16m x 2.15m)

Double glazed window to front, single radiator, fitted wardrobes and drawers, television point.

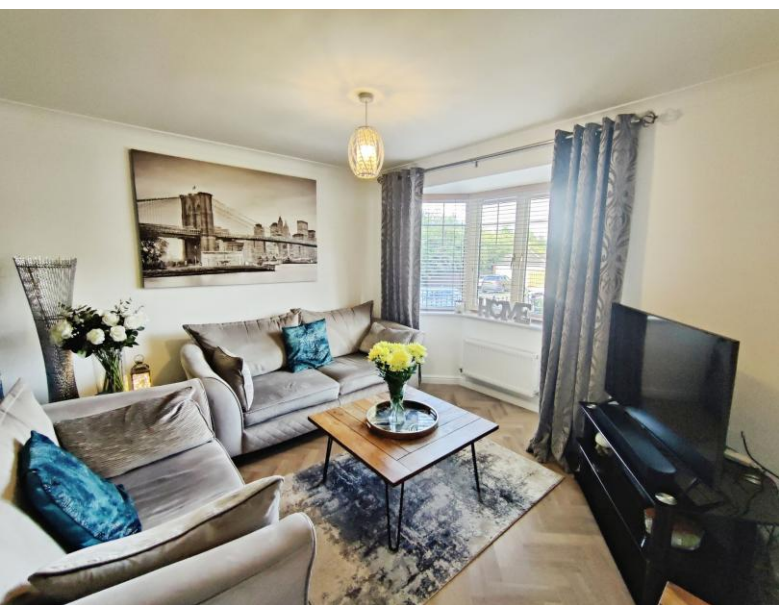
Bedroom Six 12.26ft x 8.57ft (3.73m x 2.61m)

Double glazed window to rear, fitted wardrobes, double radiator.

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Bathroom 6.98ft x 7.07ft (2.12m x 2.15m)

Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, spotlights, double glazed window to front, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

Second Floor

Bedroom One 15.72ft x 10.07ft (4.79m x 3.06ft)

Double glazed window to front, two velux windows (one side & one rear) double radiator, fitted drawers, television point.

En-Suite 7.11ft x 5.72ft (2.16m x 1.74m)

Velux window, low level wc, wash hand basin, double walk in shower, extractor fan, tiling to walls, heated towel rail, spotlights, tiling to floor.

Bedroom Two 18.07ft x 6.34ft into wardrobes (5.50m x 1.93m)

Double glazed window to front, fitted wardrobes, Velux window

External

Front garden laid mainly to lawn, bushes and shrubs, flower borders, driveway. South facing landscaped rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs, screen fencing, pergola, power sockets.

Garage

Detached double garage, electric door, power and lighting.

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: double 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.

ACCESSIBILITY

Level access, wet room and wide doorways.

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

COUNCIL TAX BAND: E

EPC RATING: C

BD008624SB/SJ01.09.2025.V.2



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

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