



Newby Close | Bedlington | NE22 5YT

Offers In Excess Of £260,000

With modern open plan living space to the rear, this gorgeous family home would make a fabulous home for a growing family. Upgraded by the current owners to include a new kitchen, windows and internal doors the property is well located for access to local amenities and benefits from good road and rail links. Located on the Heritage Gardens estate at Bedlington station this property will not be on the market long! Comprising: entrance hallway, open plan lounge, kitchen and dining area, a utility room (converted garage) second reception/sitting room, stairs to the first floor landing, four bedrooms, en-suite to bedroom one and a family bathroom. Externally there is a multi car block paved driveway and an enclosed low maintenance garden to the rear. Early viewings are advised.



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Detached Family Home**Four Bedroom****Sought after Heritage Gardens estate****Downstairs Wc****Utility Room****Sun Room****Freehold****EPC:C / Council Tax:D****For any more information regarding the property please contact us today****Entrance**

Via composite door.

Entrance Hallway

Stairs to first floor landing, laminate flooring, feature radiator.

Downstairs Wc 4.18m x 2.75ft (1.27m x 0.83m)

Low level wc, pedestal wash hand basin, laminate flooring, extractor fan, double glazed window, part tiling to walls.

Lounge 10.70ft x 8.05ft (3.26m x 2.45m)

Double glazed windows to front, double radiator, television point, coving to ceiling.

Kitchen 12.05ft x 8.05ft (3.67m x 2.45m)/ **Dining** 11.74ft x 13.72ft (3.57m x 4.18m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in fan assisted oven, electric hob with extractor fan above, breakfast bar, space for fridge, integrated microwave, laminate flooring, tiling to floor, coving to ceiling, spotlights, double glazed patio doors to rear, electric fire.

Utility Room 10.70ft x 7.49ft (3.26m x 2.28m)

Fitted wall and base units, plumbed for washing machine, laminate flooring, door to garage.

Sun Room 12.65ft x 12.34ft (3.85m x 3.76m)

Double glazed windows, vertical radiator, laminate flooring, spotlights.

First Floor Landing

Double glazed window to side, loft access, built in storage cupboards.

Loft

Partially boarded, pull-down ladders, lighting and power.

Bedroom One 11.00ft x 9.17ft (3.35m x 1.02m)

Double glazed window to front, double radiator, built in cupboard, television point.

En-Suite 6.08ft x 5.12ft (1.85m x 1.56m)

Double glazed window to side, low level wc, pedestal wash hand basin, cladding to walls and ceiling, extractor fan, shower cubicle (mains shower), spotlights tiling to floor.

Bedroom Two 12.72ft x 7.24ft into wardrobes (3.87m x 2.20m)

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

Bedroom Three 11.42ft x 7.82ft (3.48m x 2.38m)

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

Bedroom Four 9.36ft x 7.58ft (2.85m x 2.31m)

Double glazed window to front, double radiator, fitted wardrobes and drawers.

Bathroom 7.74ft x 4.85ft (2.35m x 1.47m)

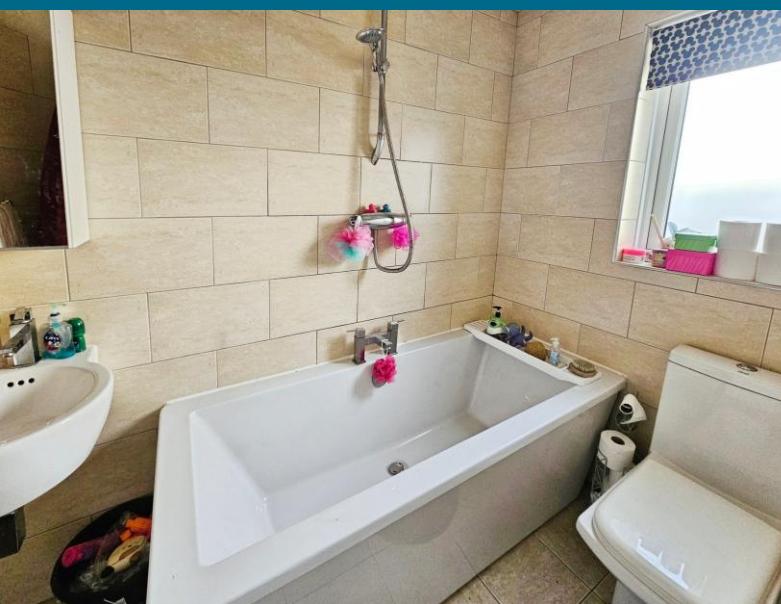
Three piece white suite comprising of; panelled bath with mains shower over, floating wash hand basin, low level wc, spotlights, double glazed window to side, heated towel rail, tiled walls and flooring, extractor fan.

External

Low maintenance garden to front, driveway leading to garage. Low maintenance garden to rear, patio area, flower beds, bushes and shrubs, garden shed, gravelled area, artificial grass.

Garage

Attached single garage with up and over door, power and lighting. Part converted to utility room.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: 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

Suitable for wheelchair users
Level access
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: D

EPC RATING: C

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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.

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