

BRUNTON
RESIDENTIAL



NEDDERTON VILLAGE, BEDLINGTON, NE22

Offers Over £550,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Substantial four/five-bedroom detached period home, occupying a generous plot within the desirable village location of Nedderton Village, close to Bedlington and Morpeth.

The property offers spacious, versatile accommodation throughout, centred around an impressive open-plan kitchen, dining, and family space with doors opening onto the rear garden and countryside views beyond. Further benefits include multiple reception areas, a utility room, ground floor WC, plantation shutters, and a generous main bedroom suite with en-suite shower room. Externally, the property benefits from secure driveway parking for several vehicles, landscaped front gardens with mature planting and pond feature, and a private rear garden with decking, lawn, and established borders.

Nedderton Village is located approximately 1-2 miles from Bedlington town centre, offering convenient access to local amenities, while also benefiting from excellent transport links to the A1. The property is also within approximately 5 miles of Morpeth, making it well-positioned for both commuting and access to a wider range of facilities.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hallway featuring LVT herringbone-effect flooring, which continues throughout much of the ground floor, along with stairs leading to the first-floor landing. To the rear of the property is an impressive L-shaped kitchen, dining, and family space, creating the central hub of the home and providing excellent areas for both everyday living and entertaining. The kitchen has been upgraded with contemporary wall and base units, updated work surfaces, a central island with breakfast bar seating, range cooker point with extractor hood above, and additional appliances including a wine cooler. Doors open directly onto the rear garden, making the most of the pleasant countryside views beyond. Leading from the kitchen is a well-appointed utility room fitted with additional cabinetry, plumbing for appliances, and an external access door, alongside a convenient ground floor WC. The main lounge is accessed via double doors from both the hallway and kitchen area, creating a natural flow between the reception spaces, and features a gas coal-effect fire set within a period-style surround. Two further versatile reception rooms are currently utilised as a snug and home office space but could equally serve as a fifth bedroom if required. Plantation shutters have been fitted throughout much of the property, enhancing the overall finish and presentation.

To the first floor, the landing provides access to four bedrooms, including a generous main bedroom suite forming part of a previous extension, complete with fitted wardrobes and an en-suite shower room. There are two further double bedrooms benefitting from fitted storage, a well-proportioned single bedroom, and an upgraded family bathroom fitted with both a bathtub and separate mains-fed shower. Externally, the property is set behind a secure driveway providing parking for multiple vehicles, with landscaped front gardens featuring mature planting and a pond water feature. To the rear, the garden enjoys shaped decking, lawned areas, established borders, and countryside views, creating an attractive and private outdoor setting.



BRUNTON

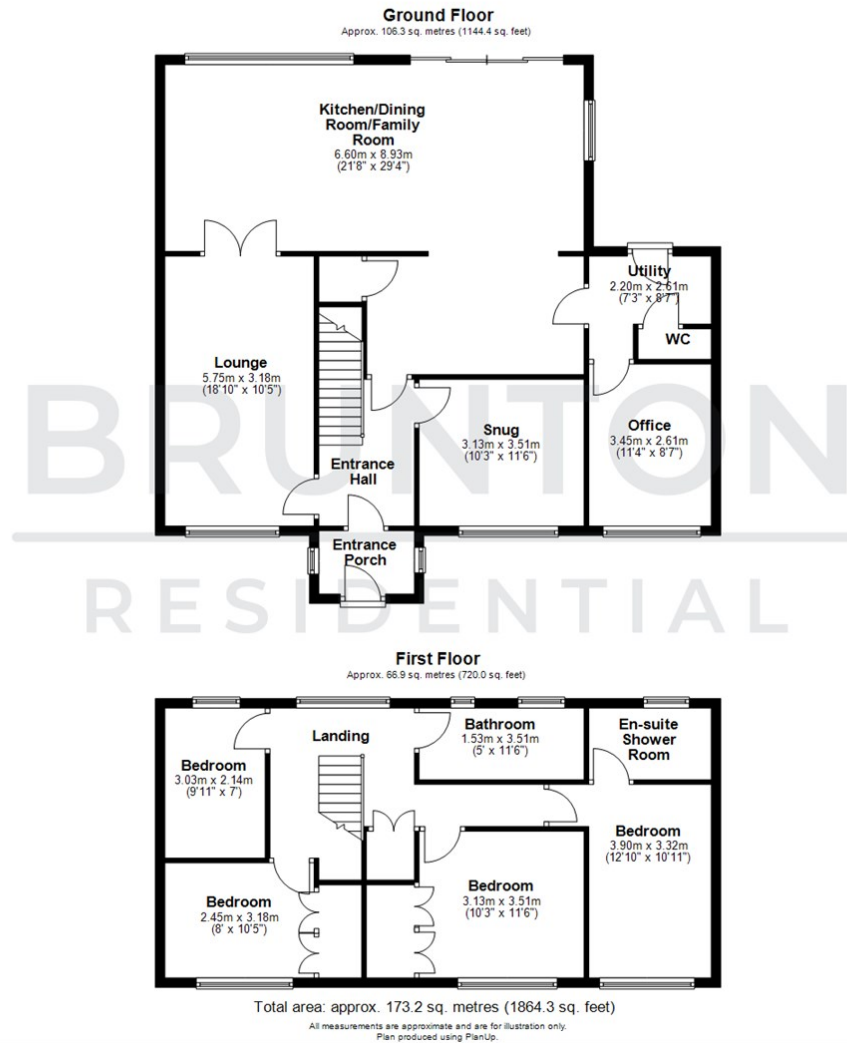
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	