



Featherstone Grove | Bedlington | NE22 6NU

**£279,950**

Offered with no upper chain, this impressive four-bedroom detached family home is situated on the highly sought-after Hazelmere Estate in Bedlington, offering excellent transport links and a wide range of local amenities nearby.

Designed with family living in mind, the ground floor features a spacious open-plan lounge and dining area flowing seamlessly into the breakfasting kitchen, alongside a convenient downstairs cloakroom/WC.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, in addition to a modern family bathroom.

Externally, the property boasts a generous driveway providing off-street parking for multiple vehicles, leading to an integral garage. To the rear, the private enclosed garden is mainly laid to lawn and complemented by mature shrubs and planting, creating a peaceful outdoor space ideal for relaxing and entertaining.

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4



1



2

**Detached House**

**Garage & Gardens**

**Four Bedrooms**

**Sought After Estate**

**En-Suite To Master**

**Freehold**

**No Onward Chain**

**EPC:TBC / 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

#### 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

**COUNCIL TAX BAND: D**

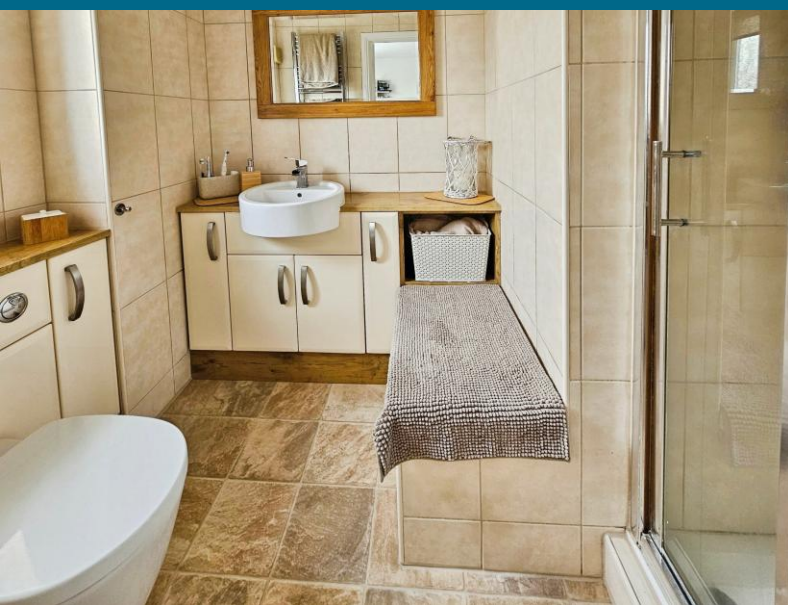
**EPC RATING: TBC**

BD008986SB/SJ29/06/2026.v.3

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### Entrance

Via Steel clad timber frame door.

### Entrance Hallway

Stairs to first floor landing, single radiator.

### Lounge/ Diner 11.35ft x 24.21ft (3.52m x 7.37m)

Double glazed window to front, double glazed patio doors to the rear, double radiator, single radiator, television point, coving to ceiling, dado rail.

### Breakfasting Kitchen 14.18ft x 9.48ft (4.32m x 2.88m)

Two double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space fridge freezer, plumbed for washing machine, laminate tiled flooring, door to:

### Downstairs wc 4.74ft x 4.57ft (1.44m x 1.39m)

Low level wc, wash hand basin (set in vanity unit), laminate tiled flooring, extractor fan.

### Rear Lobby

Steel clad timber framed door to side.

### First Floor Landing

Loft access, built in storage cupboard.

### Loft

Partially boarded.

### Bedroom One 14.28ft x 8.82ft (4.35m x 2.68m)

Double glazed window to front, television point, built in wardrobe, single radiator.

### En-Suite 5.40ft x 5.51ft (1.64m x 1.67m)

Double glazed window to front, low level wc, wash hand basin (set in vanity unit), shower cubicle (mains shower), tiled wall, lino flooring, heated towel rail.

### Bedroom Two 12.85ft x 8.45ft (3.19m x 2.57m)

Double glazed window to front, single radiator, built in wardrobe.

### Bedroom Three 9.23ft x 7.62ft (2.81m x 2.32m)

Double glazed window to rear single radiator.

### Bedroom Four 9.14ft x 7.59ft (2.78m x 2.31m)

Double glazed window to rear, single radiator.

### Bathroom 6.26ft x 5.49ft (1.90m x 1.67m)

Three piece white suite comprising of; panelled bath with mains shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to rear, heated towel rail, tiled wall, lino flooring, extractor fan.

### External

Block paved driveway to front leading to garage. To the rear, garden laid to lawn, patio area, bushes and shrubs, pergola.

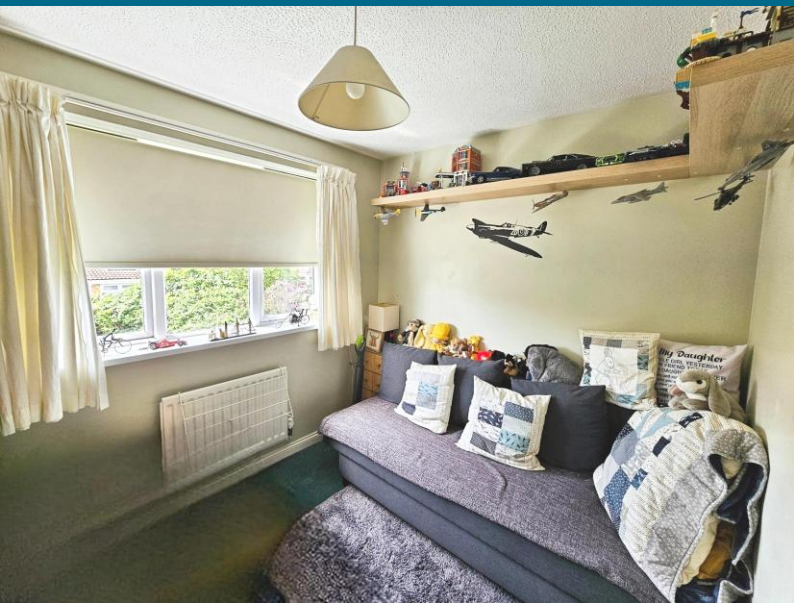
### Garage

Attached single garage with up and over door, power and lighting.

Floorplan to follow

**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.



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