



Edinburgh Drive, Hazelmere
Bedlington

Edinburgh Drive, Bedlington, NE22 6NY

- Detached Family Home
- Four Good Size Bedrooms
- En-Suite & Dressing Room To Bedroom One
- Sought After Location
- Multi Car Drive & Garage
- EPC: C/ Council Tax: D Freehold

Asking Price £290,000

Absolutely immaculate detached family home on the always sought after Edinburgh Drive in the Hazelmere estate, Bedlington. With neutral decoration throughout the property is ready to move in to. Comprising briefly; entrance hallway, spacious lounge with double door access to the dining room, modern kitchen with island unit/breakfast bar, utility room, stairs to the first-floor landing, four bedrooms with en-suite to master and family bathroom. Externally there is an enclosed garden to the rear with lawn and patio areas and to the front a block paved multi car driveway leads to the single attached garage. A truly lovely family home which simply must be viewed to appreciate the standard of accommodation on offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: no

Parking: Driveway providing off street parking, garage.

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: YES- Housing development behind property.

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

BD007723CM.SO12.2.24.V.2

Entrance

UPVC entrance door.

Entrance Hallway

stairs to first floor landing, laminate flooring, radiator.

Cloaks

Low level wc, pedestal wash hand basin, tiled flooring, double glazed window.

Lounge 14'6 into bay x 10'8 (4.42m x 3.25m)

Double glazed bay window to front, two radiators, spotlights, television point, coving to ceiling, double doors to:

Dining Room 10'07 x 9'5 (3.22m x 2.87m)

Double glazed patio doors to the rear, radiator, spotlights.

Kitchen 11'10 x 10'07 (3.61m x 3.22m)

Double glazed window to rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating work top surfaces, stainless steel sink unit and drainer with mixer tap, island unit with breakfast bar and cupboards, tiled splash backs, space for range oven, integrated fridge/freezer, plumbed for dishwasher, laminate flooring.

Utility Room 10'7 x 5'6 (3.22m x 1.68m)

Fitted with wall and base unit, stainless steel sink unit with mixer taps, integrated freezer, plumbed for washing machine, space for dryer, laminate flooring, access to garage, door to garden.

First Floor Landing

Built in storage cupboard housing tank.

Loft

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

Bedroom One 11'05 x 10'10 (3.48m x 3.30m)

Double glazed window to front, single radiator, television point, spotlights.

Dressing Room

Two double wardrobes and vanity.

En-Suite

Double glazed window, low level wc, wash hand basin, extractor fan, large shower cubicle (mains shower), tiling to walls, vinyl floor, spotlights, heated towel rail.

Bedroom Two 13'11 x 8'11 (4.24m x 2.72m)

Double glazed window to front, double radiator, fitted wardrobes, spotlights, loft access.

Bedroom Three 9'07 x 9'00 (2.92m x 2.74m)

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

Bedroom Four 11'02 max x 8'2 (3.40m x 2.48m)

Double glazed window to rear, single radiator, fitted wardrobes, laminate floor.

Bathroom

Three-piece white suite comprising of; panelled bath with electric shower over, pedestal wash hand basin, low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls, extractor fan, vinyl floor.

External

Front garden laid mainly to lawn, multi car driveway leading to garage. Rear garden laid mainly to lawn, patio area, bushes and shrubs, water tap.

Garage 16'5 x 8'7 (5.00m x 2.62m)

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



82 Front St, Bedlington, NE22 5UA bedlington@rmsestateagents.co.uk

01670 531 114 www.rookmatthewssayer.co.uk

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