



Edinburgh Drive
Hazelmere Estate, Bedlington

Edinburgh Drive, Hazelmere Estate, Bedlington, NE22 6NY

- Beautiful Detached House
- Four Bedroom

- Downstairs Wc
- Conservatory

- South Facing Rear Garden
- EPC:D/ Council Tax:E/ Freehold

£325,000

Located in peaceful cul-de-sac on the ever-popular Hazelmere estate sits this impressively sized four-bedroom detached home. It really does offer so much space and has the added advantage of an ample sunny rear garden which is on the wish list for lots of potential purchasers. The property is tucked away nicely to give the feeling of being able to return home to peace and tranquillity but is close enough to local amenities, schools, shops and transport links so it is easy to see why this would be both an attractive home and location to offer a new purchaser!

On entering the property, the generous hallway leads to both the lounge and kitchen areas - there is a handy cloakroom within the hallway area and stairs to the first floor. The lounge is spacious with double doors to a further dining room which, in turn, leads to a comfortably sized conservatory. The kitchen is accessed from the hallway and also leads to the dining room, utility room, further cloakroom and there is convenient access to the double garage. The stairs to the first floor open up to a double landing. To this floor, the master bedroom benefits from a dressing area with fitted wardrobes and drawers and also has an ensuite shower room. There are three further sizeable bedrooms, two of which offer built in wardrobes. The family bathroom is modern and tidy - perfect for this style of house.

Outside, the front garden offers a lawned area and off-road parking leading to the double garages. There is a wider than average side access to the rear garden and the sunny aspect of this well-kept area really makes the space feel pleasant and welcoming. Featuring many mature shrubs and trees along with both a patio and decked area, there is also a shed to the side. Call our Bedlington team to arrange your viewing and come and see how you could put your stamp on this lovely home and make it yours!

PRIMARY SERVICES SUPPLY

Electricity: mains
Water: mains
Sewerage: mains
Heating: mains
Broadband: fibre
Mobile Signal Coverage Blackspot: no
Parking: driveway and 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.

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: D
BD008099JY/SO.070924.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Entrance

Composite entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator, wood flooring.

Downstairs Wc 5.59ft max x 3.57ft (1.70m x 1.08m)

Double glazed window to front, low level wc, pedestal wash hand basin, single radiator.

Lounge 16.15ft into bay x 12.38ft (4.92m x 3.77m)

Double glazed bay window to front, double radiator, fire surround with gas fire inset and hearth, television point, double doors to:

Dining Room 12.36ft x 10.79ft (3.76m x 3.28m)

Double glazed French doors to conservatory, single radiator, wood effect laminate floor.

Breakfasting Kitchen 15.84ft x 10.65ft 4.82m x 3.24m)

Double glazed window to rear, single radiator, 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, tiled splash backs, built in electric fan assisted oven, under counter integrated fridge and freezer, gas hob with extractor fan above, space for fridge/freezer, tiling to floor.

Utility Room 11.99ft x 7.95ft (3.65m x 2.42m)

Fitted base units and work surface, stainless steel sink unit, space for fridge, plumbed for washing machine, single radiator, tiled flooring, door to rear garden, door to:

Downstairs Wc

Low level wc, double glazed window to side, single radiator, tiled flooring.

Conservatory 10.73ft x 9.88ft (3.27m x 3.01m)

Double glazed windows, tiled flooring.

First Floor Landing

Loft access, built in storage cupboard.

Bedroom One 12.68ft 11.29ft (3.86m x 3.44m)

Double glazed window to front, radiator, spotlights. Dressing room, with fitted wardrobes ad drawers. Spotlights.

En-Suite 9.90ft into shower x 4.67ft (3.01m x 1.42m)

Double glazed window to side, low level wc, pedestal wash hand basin, heated towel rail, spotlights, double shower.

Bedroom Two 12.72ft x 12.54ft (3.87m x 3.82m)

Double glazed window to rear, single radiator, spotlights.

Bedroom Three 11.50ft x 9.15ft (3.50m x 2.78m)

Double glazed window to rear, single radiator, spotlights.

Bedroom Four 12.62ft x 7.92ft (3.84m x 2.41m)

Double glazed window to rear, single radiator, fitted wardrobes, spotlights.

Bathroom/Wc 6.54ft x 5.54ft (1.99m x 1.68m)

Three-piece suite in white comprising of; panelled bath with mains shower over, pedestal wash hand basin set in vanity unit, spotlights, double glazed window to rear, heated towel rail, laminate flooring, extractor fan.

External

Front Garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, decking and patio area, bushes and shrubs, garden shed.

Garage 17.63ft x 16.79ft (5.37m x 5.11m)

Double attached garage with two up and over doors, power and lighting.



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