



Hotspur Avenue
Bedlington

Hotspur Avenue, Bedlington

- Delightful detached property
- Four Bedroom/ Ensuite To Master
- Utility Room
- Double Garage/ Multi Car Driveway
- Sought After Location
- EPC:C/ Council Tax:D/ Freehold

Offers In The Region Of £320,000

Step inside this beautiful and welcoming extended family home is located in Hotspur Avenue within the ever-popular town of Bedlington. This sizable property is perfectly placed to enjoy the wonderful open space right on your doorstep and yet close enough to all local amenities, schools, road and public transport links, making it a perfect location for those looking for the best of both worlds. Boasting one of the most desirable locations in the area, this well-kept home feels established and has the advantage of being near to the main town of Bedlington with all its local amenities. Useful commuter routes are only a short journey away making it a great location for those wishing to travel within the beautiful county of Northumberland and further afield.

The property briefly comprises:- Entrance porch, hallway with stairs to first floor, lounge/dining room with an attractive multi fuel burner, large sun room featuring a further multi fuel burner, kitchen, breakfast room, utility room, second utility area, boot room and downstairs shower room. To the first floor the property features a sizeable master bedroom with dressing room and ensuite, three further well-proportioned bedrooms and a family bathroom.

Outside the property benefits from a tastefully block paved front garden area with electric gates and walled surrounds. Parking for multiple vehicles leads up to a large double garage with an additional side door to outside space. The rear garden is fenced for privacy and is fully paved allowing for low maintenance and is a quiet retreat to relax in, particularly as you are able to enjoy the space in the sun room in privacy making it a really lovely area to spend time in.

Call our office today to view this smashing family home in a location that is to be desired.

PRIMARY SERVICES SUPPLY

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

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.

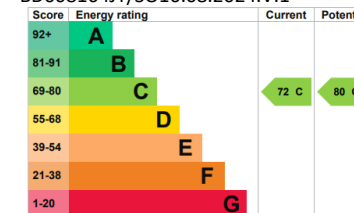
TENURE

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: D

EPC RATING: C

BD008164JY/SO16.08.2024.V.1



Entrance Porch

Entrance Via composite door, double glazed window to side, tiled floor, single radiator.

Entrance Hallway

Stairs to first floor, single radiator, storage cupboard, wood effect flooring.

Lounge 14.69ft into bay x 11.76ft into recess (4.47m x 3.58m)

Double glazed bay window to front, double radiator, television point, coving to ceiling, dado rail, wood effect flooring, multi fuel burner.

Dining Room, 10.65ft x 8.48ft (3.24m x 2.58m)

Double glazed door to rear, double radiator, dado rail, coving to ceiling.

Breakfast Room 10.66ft x 6.88ft (3.24m x 2.09m)

Double glazed window to side.

Shower Room 7.27ft x 2.79ft (2.21m x 0.85m)

Tiled walls, heated towel rail, extractor fan, low level wc, walk in shower (mains shower).

Kitchen 10.50ft x 9.39ft (3.20m x 2.86m)

Double glazed bay window to rear, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, range oven, integrated fridge and dishwasher, plumbed for washing machine, wood effect flooring, spotlights.

Utility Room 7.48ft x 6.88ft (2.27m x 2.09m)

Double glazed door to side, fitted wall and base units with work surface, wood flooring.

Second Utility Room 3.64ft x 7.27ft (1.10m x 2.21m)

Bay window, boiler.

Sun Room 24.79ft x 13.53ft max (7.55m x 4.13m)

Double glazed windows, all around spotlights, two feature radiators, tiled flooring, multi fuel burner, double glazed French doors to the rear, three skylights.

First Floor Landing

Double glazed window to side, built in storage cupboard.

Bedroom One 18.50ft x 14.59ft (5.63m x 4.44m)

Two double glazed windows to front, two single radiators, telephone point, wood effect flooring.

En-Suite 6.79ft x 6.85ft (2.06m x 2.08m)

Double glazed window to rear, low level wc, pedestal wash hand basin, double shower cubicle with electric shower, tiled walls, heated towel rail, spotlights.

Dressing Room 6.80ft x 7.33ft (2.07m x 2.23m)

Fitted wardrobes, single radiator.

Bedroom Two 12.10ft x 7.79ft + Doorway Recess (3.68m x 2.37m)

Double glazed window to front, single radiator, fitted wardrobes.

Bedroom Three 9.05ft max x 8.21ft (2.75m x 2.50m)

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

Bedroom Four 8.99ft x 7.89ft (2.74m x 2.40m)

Double glazed window to rear, single radiator.

Bathroom 8.59ft x 5.39ft (2.61m x 1.64m)

Three-piece white suite comprising of; wash hand basin (set in vanity unit), low level wc, walk in double shower, spotlights, double glazed window to rear, heated towel rail, tiling to walls, laminate flooring.

External

To the front, block paved driveway providing multi car parking, bushes and shrubs, flower borders. Rear garden block paved.

Garage

Attached double garage with one electric, one up and over door, power and lighting. Plumbed for washing machine, toilet to the rear of garage with wash hand basin, door to side.



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

01670 531 114 www.rookmatthewssayer.co.uk

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16 Branches across the North-East



