



Nottingham Court, Hazelmere Estate  
Bedlington

# Nottingham Court, Hazelmere Estate, Bedlington NE22 6PE

- Detached House
- Four Bedroom/ En-Suite To Master
- Downstairs Wc
- Sun Room
- Kitchen/Diner
- EPC:C/Council Tax:D/ Freehold

£269,950

Simply a beautifully presented, modern and welcoming home - the current vendors have created a wonderful environment, carrying out various upgrades to the property over their time in this superb four-bedroom detached home. Situated on the established and ever popular Hazelmere Estate in Bedlington, the property is in perfect order ready for its new owners to move into and enjoy - every room is presented to a high standard and the outside space to the rear really finishes off what is a stylish and desirable home.

On entering the property, you are welcomed into the hallway area with stairs to the first floor. The lounge is situated to the front of the property and leads into an open plan kitchen/dining area offering a modern feel and an array of various storage, integrated appliances and an attractive range cooker with a six-ring gas hob. This area then leads to a well-placed sun room - perfect for relaxing and enjoying the private, spacious garden. Furthermore, the downstairs also boasts a further utility room with side access to the garden, a downstairs cloakroom, a bespoke coat room which is fitted with ample ceiling to floor modern cupboards - so much useful storage space for all your needs - and there is a half-size garage area which houses a further useful area to use as you wish. To the first floor there are four good sized bedrooms all finished to a high standard. The master bedroom boasts mirrored fitted wardrobes and an ensuite shower room. Bedroom Two also has the benefit of fitted wardrobes and offers welcoming proportions. There are two further rooms both featuring attractive flooring and one of which again has fabulous fitted mirror wardrobes.

To the front of the property there is access to the garage via an electric roller shutter garage door and off-street parking for two cars. The rear garden really is a haven of privacy with woodland to the rear. The blend of attractive block paving and a grassed area works beautifully and leads to a garden room (currently being used as a beauty room with an electric supply) and there is also a covered gazebo area to relax in.

We highly recommend viewings of this beautifully presented home as interest will be high - call our Bedlington Office today to arrange.

#### PRIMARY SERVICES SUPPLY

Electricity: mains  
Water: mains  
Sewerage: mains  
Heating: mains  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

#### MINING

The property is 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

BD008196JY/SO30.09.24

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Entrance

Composite entrance door.

## Entrance Hallway

Stairs to first floor landing, single radiator.

**Downstairs Wc 3.02ft x 5.40ft** (0.92m x 1.64m)

Low level wc, wash hand basin (set in vanity unit), tiling to floor, double glazed window, spotlights.

**Lounge 15.65ft plus bay x 10.77ft** (4.77m x 3.28m)

Double glazed window to front, television point, open plan to:

**Kitchen/ Dining Room 17.14ft x 11.83ft** (5.22m x 3.60m)

Double glazed window to rear, feature radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surface, twin circular stainless steel sink unit and drainer with mixer tap, tiled splash backs, integrated fridge/freezer and dishwasher, tiling to floor, coving to ceiling, spotlights, range-oven with 6 ring gas burner and extractor fan above, plinth lighting, storage cupboard.

**Sun Room 12.78ft x 10.18ft** (3.89m x 3.10m)

Double glazed windows and double glazed doors to garden, feature radiator, feature tiled wall.

**Utility Room 5.39ft x 9.11ft** (1.64m x 2.77m)

Fitted with modern wall and base units and work surface, plumbed for washing machine, single radiator, tiled flooring.

**Coat Room 4.94ft x 4.94ft** (1.50m x 1.50m)

Laminate flooring, floor to ceiling storage.

**Garage Space 8.97ft x 8.34ft** (2.73m x 2.54m)

Electric roller door, fitted wall and base units/work surface, electric points, vinyl floor.

**Bedroom One 12.31ft x 12.53ft** (3.75m x 3.81m)

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

**En-Suite 5.13ft x 5.17ft** (1.56m x 1.57m)

Double glazed window to side, low level wc, wash hand basin (set in vanity unit), shower cubicle (mains shower), heated towel rail, spotlights, vinyl floor.

**Bedroom Two 11.36ft x 9.50ft** (3.46m x 2.89m)

Double glazed window to front, fitted wardrobes.

**Bedroom Three 5.70ft x 9.60ft** (1.73m x 2.92m)

Double glazed window to rear, mirror fitted wardrobes, laminate floor.

**Bedroom Four 9.10ft x 8.86ft** (2.77m x 2.70m)

Double glazed window to rear, single radiator, fitted wardrobe, loft access, laminate floor.

**Bathroom 6.77ft x 5.84ft** (2.06m x 1.78m)

Three-piece white suite comprising of; paneled bath, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, tiled flooring, extractor fan, feature wood wall with coordinating bath panel.

## External

Block Paved multi car driveway to front. Rear garden laid to lawn, patio area, bushes and shrubs, block paved patio area.

Outhouse with power and lighting.



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