



## Dunmoor Road Belford

- Detached dormer bungalow
  - Four bedrooms
  - Front and rear gardens
  - Detached single garage
    - Driveway parking

**Price: £ 365,000**

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# Plot 58 - The Beadnell

## Dunmoor Road, Belford, Northumberland NE70 7PT

RELEASE OF THE FINAL THREE PLOTS ON THE DEVELOPMENT – LAST OPPORTUNITY TO PURCHASE  
INCENTIVES TO BUYERS WHO ARE ABLE TO LEGAL EXCHANGE WITHIN 8 WEEKS

Built by local builder Clark Homes, the release of the final three plots to be completed on the last phase on this popular coastal Northumberland site in Belford consists of a beautiful three-bedroom 'Lindisfarne' style and two four-bedroom 'Beadnell' style properties. This popular development located within the old coaching village offers spacious and contemporary homes fitted with all the features and requirements for modern day living, and positioned with a south westerly rear aspect. The 'Beadnell' is a superb four bedroom detached property offering high quality fixtures and fittings, and a versatile layout that would suit a buyer who is looking for the option of having bedrooms on the ground floor, as well as upstairs. The property also includes a garage and drive, dining kitchen, and an ensuite bedroom. Heating is via a gas boiler with radiators. With a previously consistent high demand for plots on this beautiful development, we encourage interested buyers to contact us without delay and secure a reservation.

### ENTRANCE HALL

Entrance door, radiator, cloaks cupboard and stairs to first floor.

### SITTING ROOM - 17' 11" (6.12m) MAX x 11' 10" (3.61m) MAX

uPVC double glazed bay window to front, radiator and TV point.

### KITCHEN/BREAKFAST ROOM - 20' 1" (6.12m) MAX x 11' 11" (3.63m) MAX

Fitted with a range of wall, base and drawer units with work surfaces incorporating a one and a half bowl sink unit with mixer tap, fitted gas hob with electric oven, integral fridge, freezer and washing machine, uPVC double glazed windows to rear and side and uPVC French doors to side.

### BEDROOM ONE - 11' 11" (3.63m) MAX x 9' 9" (2.97m) MAX

uPVC double glazed window to front and radiator.

### BEDROOM TWO/DINING ROOM - 12' 7" (3.84m) MAX x 9' 6" (2.9m) MAX

uPVC double glazed window to rear and radiator.

### BATHROOM

uPVC double glazed window to side, panelled bath with mixer tap, pedestal wash hand basin, low level WC, cupboard housing hot water tank, radiator and extractor fan.

### LANDING

Radiator.

### BEDROOM THREE - 18' 5" (5.61m) MAX x 9' 6" (2.9m) MAX RESTRICTED HEAD HEIGHT IN PART

uPVC double glazed windows to rear and side plus radiator.

### BEDROOM FOUR - 18' 5" (5.61m) MAX x 11' 9" (3.58m) MAX RESTRICTED HEAD HEIGHT IN PART

uPVC double glazed windows to rear and side, radiator and loft access.

### EN-SUITE SHOWER ROOM

uPVC double glazed skylight to front, shower cubicle with fitted shower, pedestal wash hand basin, low level WC and radiator.

### DETACHED SINGLE GARAGE

Up and over door.

### OUTSIDE

There is a driveway providing off road parking and accessing the single garage. Gardens extend to the front and to the rear and the front garden is turfed.

### AGENTS NOTE

Please note that the photograph used is for illustration purposes only and is not of the actual plot that is available. The design may be subject to alteration and change by the builder, and therefore may differ from the illustration. The property's floorplan has been provided by the builder and may be subject to change and alteration, and therefore may differ from the illustration. We refer you to the builder for confirmation of the layout and design before proceeding.

### TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

### PREDICTED EPC RATING B

COUNCIL TAX BAND – Not available

AL008892/DM/DM/01.10.2024/V.1

**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.

**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.

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