



Chipchase Close, Hazelmere  
Bedlington

# Chipchase Close, Hazelmere Estate, Bedlington NE226ND

- Detached House
- Immaculate interior decor
- Four Bedroom
- Dressing Room & En-suite To Master
- Stunning Kitchen/Family Room To Rear
- EPC:C/ Council Tax:E/ Freehold

## Offers In Excess Of £300,000

With so much family living space, this wonderful four bedroom detached home on the sought after Hazelmere Estate in Bedlington really will catch the eye of those looking to live in a really convenient location. Boasting a range of schools nearby, great transport links and easy accessibility to the town centre with great local amenities, this immaculately modernised house really has a "warm hug" feel about it.

On entering the home, you are greeted by a spacious hallway giving access through double doors to the large lounge area. There is also a handy cloakroom off of the hallway and an entrance to the stylish kitchen/family room which really works as a large, airy space hosting not only a modern kitchen and attractive wooden breakfast bar area but also more than enough room to house a large family dining table and accommodate a cosy sofa area - it works just beautifully! There is the added benefit of bi fold doors to the rear garden area for those summer evenings. An added bonus is the well fitted and roomy utility/boot room which is a perfect space and looks really stylish - both the garage and the rear garden can also be accessed from this room.

To the first floor the landing area leads to three double bedrooms and a single room. The master bedroom feels like its own private space with the luxury of a dressing room area leading onto a striking en-suite. The family bathroom offers a modern suite with separate shower cubicle.

The front of the property sits in a cul-de-sac location and offers off street parking for multiple cars. The rear garden is enclosed and has hosts both a raised patio and lawned area.

Call our Bedlington office to book your viewing of this really impressive family home

### PRIMARY SERVICES SUPPLY

Electricity: mains

Water: mains

Sewerage: mains

Heating: mains

Broadband: fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

BD008355JY/SO22.1.25.V.1



## Entrance

Via composite door, LVT wooden effect flooring.

**Entrance Hallway 16.99ft x 6.00ft** (5.17m x 1.82m)

Stairs to first floor landing, feature radiator, storage cupboard, LVT wooden effect floor.

**Downstairs Wc 2.74ft x 4.74ft** (0.83m x 1.44m)

Low level wc, wash hand basin (set in vanity unit), tiled flooring, extractor fan, tiled walls, heated flooring.

**Lounge 11.23ft into bay x 11.80ft** (3.42m x 3.59m)

Double glazed bay window to the front, television point, carpet, feature inset multi fuel burner.

**Kitchen/Dining/ Family Room 18.98ft x 18.62ft** (5.78m x 5.67m)

Bifold doors to the rear, two double radiators, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit with quooker tap, integrated dishwasher, space for American fridge/freezer, built in electric fan assisted double oven/ microwave, feature wine cooler, LVT wood effect flooring, wooden breakfast bar.

**Boot Room/Utility 13.22ft into recess 9.23ft into recess** (4.02m x 2.81m)

Double glazed window to the rear, fitted wall and base units/ work surface, Belfast sink unit with mixer tap, plumbed for washing machine/tumble dryer, double radiator, LVT wood flooring, door to side, door to single garage.

## Loft

Partially boarded, pull down ladders, lighting.

**Bedroom One 14.85ft into recess x 11.08ft** (4.52m x 3.37m)

Double glazed window to front, built in cupboard, television point.

**Dressing Room 5.11ft x 6.59ft + Built in cupboards** (1.55m x 2.00m)

Built in vanity unit and drawers, double glazed window to front, two built in cupboards.

**En-Suite 8.65ft x 5.29ft** (2.63m x 1.61m)

Double glazed window to the front, low level wc, wash hand basin (set in vanity unit), extractor fan, double walk-in shower cubicle (mains shower), tiled walls, heated towel rail, spotlights, tiled flooring.

**Bedroom Two 10.71ft x 11.46ft into door recess** (3.26m x 3.49m)

Double glazed window to the rear, single radiator, built in double cupboard, television point.

**Bedroom Three 9.76ft x 7.12ft** (2.97m x 2.17ft)

Double glazed window to the rear, single radiator, built in cupboard.

**Bedroom Four 7.13ft x 6.47ft** (2.17m x 1.97m)

Double glazed window to the rear, single radiator, built in cupboard.

**Bathroom 8.83ft x 9.13ft into shower cubicle** (2.69m x 2.78m)

Four piece white suite comprising of; panelled bath, shower cubicle (electric shower), low level wc, spotlights, double glazed window to the side, heated towel rail, tiled flooring, tiled walls, extractor fan, wall mounted wash hand basin.

## External

Multi car driveway to front. Rear garden laid mainly to lawn, patio area, bushes and shrubs.

**Garage 16.47ft x 8.59ft** (5.02m x 2.61m)

Single attached garage with up and over door, power and lighting, sink.



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