



Dixon Court, Fenwick Park
Bedlington

Dixon Court, Fenwick Park, Bedlington NE22 6FG

- Detached House
- Four Bedroom
- Downstairs Wc, Two En-Suites
- Utility Room
- Multi Car Driveway
- EPC:B/ Council Tax:E/ Freehold

£350,000

This recently built Sherwood Miller home located on the Fenwick Park Estate on the outskirts of Bedlington, is a must view for those looking for a well designed, four bedroom, detached family home. This property is nicely tucked away on a generous plot in a small cul-de-sac and has a small shared driveway to the front.

With tasteful decoration and presentation throughout, the property really would suit a good range of buyers who want to just move in and enjoy their new home. Comprising briefly: spacious entrance hallway, lounge with large bay window area, downstairs w.c, a fabulous kitchen/dining/family room with French doors into the garden, a handy utility room with lots of storage, stairs to the first floor landing, four good sized bedrooms with an en-suite to both bedrooms one and two (and walk in wardrobe to bedroom one) and a four-piece family bathroom. Externally there is a lawned garden to the rear with side access to the front of the property and a multi car driveway leads to the single garage. Simply a must view property.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage and allocated parking space

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.

Management Charge for estate – TBC as estate not finished.

RESTRICTIONS AND RIGHTS

Restrictions on property? Yes, running a business from the property.

ACCESSIBILITY

Suitable for wheelchair users, level access, wide doorways.

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: B

BD008440CM/So28.03.25.v.1

Entrance

Via entrance door.

Entrance Hallway

Stairs to first floor landing, single radiator, vinyl floor.

Downstairs Wc

Low level wc, wash hand basin, extractor fan, radiator, vinyl floor.

Lounge 10'07ft x 16'05ft into bay (3.22m x 5.00m)

Double glazed bay window, double radiator, television point.

Kitchen 11'01ft x 28'00ft max (3.38m x 8.53m)

Two double glazed windows to the rear, radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for dishwasher, vinyl flooring, spotlights, double glazed patio doors to rear.

Utility Room

Plumbed for washing machine, radiator, vinyl floor, storage cupboard.

First Floor Landing

Loft access, cupboard housing tank, radiator.

Bedroom One 15'09ft x 15'09ft max into alcove (4.80m x 4.80m)

Two double glazed windows to front, double radiator.

En-Suite 3'11ft x 6'08ft (0.91m x 2.03m)

Double glazed window, low level wc, wash hand basin, radiator, vinyl floor, shower cubicle (mains shower).

Walk In Wardrobe 9'04ft x 5'04ft (2.84m x 1.62m)

Double glazed window, radiator.

Bedroom Two 14'03ft x 12'00ft max (4.34m x 3.66m)

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

En-Suite 6'07ft x 4'07ft (2.00m x 1.24m)

Double glazed window, shower cubicle, wash hand basin, low level wc, vinyl floor.

Bedroom Three 8'11ft x 11'00ft max (2.72m x 3.35m)

Double glazed window to rear, single radiator.

Bedroom Four 8'06ft x 12'10ft (2.59m x 3.91m)

Double glazed window to rear, single radiator.

Bathroom 8'06ft x 8'02ft max (2.59m x 2.48m)

Four piece white suite comprising of; panelled bath, wash hand basin, shower cubicle, low level wc, double glazed window to rear, double radiator, part tiling to walls, vinyl flooring, extractor fan.

External

Multicar driveway to front leading to garage. Rear garden laid mainly to lawn, patio area, bushes and shrubs, water tap, side access to front.

Garage

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



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

01670 531 114 www.rookmatthewssayer.co.uk

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