



Edinburgh Drive, Hazelmere Estate  
Bedlington

# Edinburgh Drive, Hazelmere Estate, Bedlington, NE22 6NY

- Detached Family Home
- Four Bedroom
- Downstairs Wc & Utility Room
- En-Suite To Master Bedroom
- Garage & Gardens
- EPC:C/ Council Tax:D/ Freehold

## Offers In The Region Of £325,000

Showhome standard four bedroom detached family home on the always desirable Edinburgh Drive, Bedlington. With modern presentation throughout this property has been beautifully updated by the current owners and simply is a must view property. Comprising briefly; spacious entrance hallway, lounge with recently added media wall, an open plan kitchen dining room with wooden countertops, utility room with internal access to the garage, downstairs w.c, stairs to the first floor landing, four good size bedrooms with en-suite to master and family bathroom. Externally there is a good size garden to the rear with lawn and patio areas and handy side access and to the front an open aspect garden with multi car driveway leading to the single attached garage. Set on a private cul-de-sac this lovely property must be viewed early to avoid disappointment.

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

### PRIMARY SERVICES SUPPLY

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

### ACCESSIBILITY

Suitable for wheelchair users.

### 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

BD008423CM/SO.06.03.2025.V.2

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

### Entrance

UPVC entrance door.

### Entrance Hallway

Stairs to first floor landing, radiator, storage cupboard, quality flooring.

### Downstairs Wc

Low level wc, wash hand basin (set in vanity unit), double glazed window, single radiator, quality flooring, coving to ceiling.

### Lounge 10'07ft x 16'01ft into bay (3.22m x 4.90m)

Double glazed bay window to front, double and single radiator, media wall with shelving, fitted electric fire, television point, coving to ceiling.

### Kitchen/ Dining Room 21'10ft max x 10'07ft (6.65m x 3.22m)

Double glazed window to rear, two feature radiators, fitted with floor units with co-ordinating wood work surfaces, space for range oven, coving to ceiling, quality flooring, double glazed patio doors to rear.

### Utility Room

Fitted wall and base units wood work surfaces, sink unit with mixer tap, space for fridge/freezer plumbed for washing machine, quality flooring, door to garage, double glazed door to rear garden, heated towel rail.

### First Floor Landing

Loft access, built in storage cupboard.

### Bedroom One 11'01ft x 11'04ft (3.38m x 3.45m)

Double glazed window to front, single radiator, coving to ceiling, television point, walk in wardrobe with two fitted vanity areas, coving to ceiling.

### En-Suite

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

### Bedroom Two 16'02ft into door recess x 9'00ft (4.93m x 2.74m)

Double glazed window to front, single radiator, sliding door fitted wardrobes, coving to ceiling.

### Bedroom Three 10'10ft into door recess x 9'01ft (3.30m x 2.77m)

Double glazed window to the rear, single radiator, coving to ceiling.

### Bedroom Four 11'03ft into alcove x 8'02ft to wardrobes (3.43m x 2.48m)

Double glazed window to rear, radiator, fitted wardrobes, coving to ceiling.

### Bathroom

Three piece white suite comprising of; panelled bath with mixer shower above, wash hand basin, low level wc, spotlights, double glazed window, heated towel rail, tiling to walls, vinyl flooring, cladding to ceiling, extractor fan.

### External

Multicar driveway leading to garage, side access to rear garden. Rear garden laid mainly to lawn, patio area, water tap.

### Garage

Attached single garage, electric door, power and lighting, combi boiler.



82 Front St, Bedlington, NE22 5UA [bedlington@rmsestateagents.co.uk](mailto:bedlington@rmsestateagents.co.uk)

01670 531 114 [www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)

**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 in 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 buyer 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.

16 Branches across the North-East



