



Meadow Lane

Beadnell

Situated on a corner plot within close proximity to the coastline at Beadnell, this spacious and substantial bungalow is an ideal opportunity for a buyer in search of a retreat or main residence by the sea in Northumberland. The property has large windows which makes this a bright and airy home, well-positioned with a South East facing aspect at the front, and a delightful private and sheltered rear garden that particularly enjoys the afternoon and early evening sun. Although the original building has been extended in previous years, there is scope to develop and enhance the property further, enabling a new buyer to put their own stamp on the residence and create a beautiful home in this sought-after coastal village.

Guide Price: £370,000

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6 Meadow Lane Beadnell NE67 5AJ

ENTRANCE VESTIBULE

Double-glazed composite entrance door | double-glazed windows
| Coving to ceiling | Glazed door to hall

HALL

Coving to ceiling | Wall lights | Storage heater | Storage cupboard

LOUNGE 13'10" x 19'11" (4.21m x 6.07m)

Double-glazed window | radiators | Wall lights | Fireplace with electric fire | Coving to ceiling and ceiling rose | Wall lights



DINING ROOM 19'11" x 10'1" (6.07m x 3.07m)

Door and window to conservatory | Radiator | Door to kitchen |
Opening to lounge | Coving to ceiling

CONSERVATORY 9'5" x 7'11" (2.87m x 2.41m)

Double glazed windows and door | Tiled floor

KITCHEN 10'4" x 11'9" (3.15m x 3.58m) into irregular shaped bay window

Double-glazed window and door | Fitted wall and base units including stainless steel sink with space for an electric cooker, fridge freezer and washing machine | Fitted cupboards (with a radiator inside) | Doors to dining room and hall



BEDROOM ONE 15'9" x 10'9" (4.80m x 3.27m)

Double-glazed window | Radiator | Coving to ceiling

BEDROOM TWO 15'6" x 10'9" (4.72m x 3.27m)

Double-glazed window | Radiator | Coving to ceiling | Sliding door wardrobes | Wall lights

BATHROOM

Double-glazed frosted window | Heated towel rail | Bath | Close-coupled W.C | Wash-hand basin | Electric Shower | Fully tiled walls

INNER HALL

Double-glazed window | Radiator | Loft access hatch

BEDROOM THREE 10'2" x 10'9" (3.10m x 3.27m)

Double-glazed window | Radiator



SHOWER ROOM

Tiled shower cubicle incorporating electric shower | Close-coupled W.C | Cabinet with integrated wash-hand basin | Radiator | Double-glazed frosted window | Extractor fan | Tiled floor

GARAGE 9'1" x 24'4" (2.77m x 7.41m)

Up and over door | Cold water tap | Oil central heating boiler | Double glazed door to rear

REAR GARDEN

Gravelled garden with fenced boundaries | Oil tank

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil and a night storage heater

Broadband: ADSL

Mobile Signal / Coverage Blackspot: Variable depending on network

Parking: 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.

AGENTS NOTE

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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

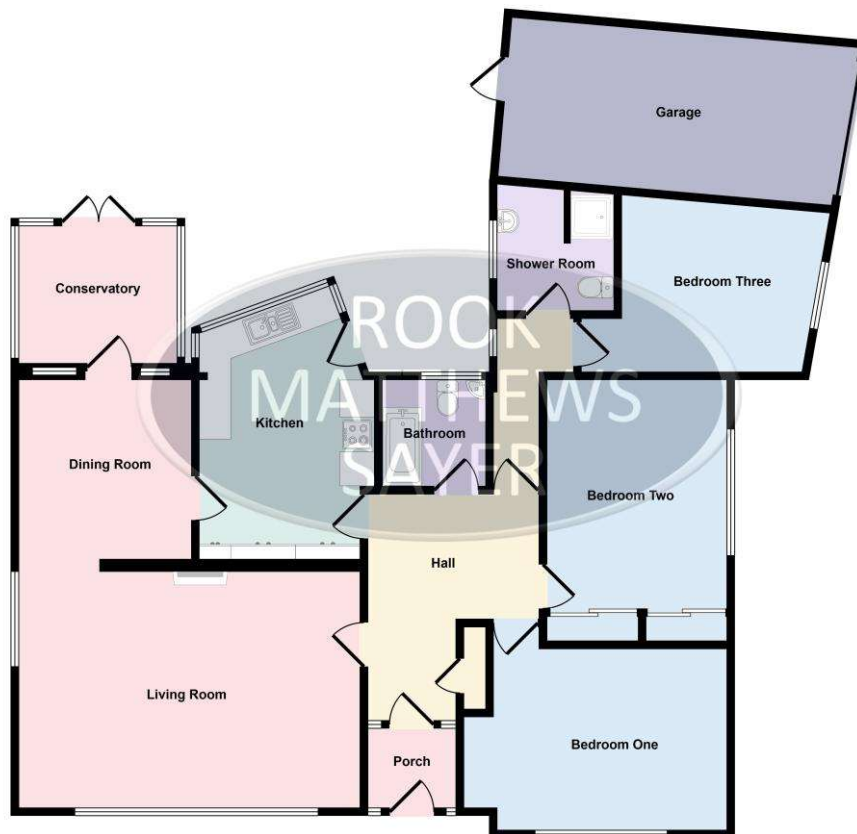
EPC RATING: To be confirmed



AL008997.DM.CM.17/04/2025.V1



Approx Gross Internal Area
142 sq m / 1529 sq ft



Floorplan

AL008997 - Version 1.0

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

16 Branches across the North-East

