



## 4 bed detached house to buy in

Edinburgh Drive, Bedlington, Bedlington,  
Northumberland, NE22 6NY

# £325,000

 x 4  x 2  x 2

Tenure

**Freehold**

## Property features

- ✓ Detached
- ✓ Four Bedrooms
- ✓ Large Corner Plot
- ✓ Driveway and Garage
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Faye McCarthy  
Branch Manager  
Bedlington

01670 568097  
bedlington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents are pleased to offer this four bedroom detached property to the market for sale.

Briefly comprising lounge, dining room, kitchen, utility room, conservatory and WC. The first floor comprises master bedroom with en suite, three additional bedrooms and a family bathroom. Externally the property boasts a large garden to the rear with patio at the front leading to a grassed area. To the front of the property there is a driveway and a garage.

Located on Edinburgh Drive this corner plot is ideally placed on Bedlington's Hazelmere Estate, just a short walk into the town centre where you can find a range of local amenities.

Please contact our Bedlington branch now to register any interest.

Council Tax Band: D

Tenure: Freehold

Price: £325,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Living Room

4.42m x 3.25m (14'6" x 10'7")

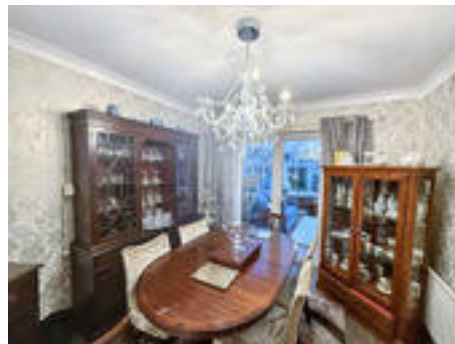
Lounge located towards the front of the property, double doors provide access to the dining room.



## Dining Room

3.25m x 2.86m (10'7" x 9'4")

Dining room located off from the lounge, patio doors provide access to the conservatory.



## Kitchen

3.61m x 3.24m (11'10" x 10'7")

Kitchen fitted with a range of wall and base units, integrated dishwasher, induction hob, overhead extractor fan and integrated coffee machine.



## Utility Room

3.24m x 1.67m (10'7" x 5'5")

Utility room fitted with a range of wall and base units and a sink with draining board, a door provides access to the connected garage.



## W.C

1.88m x 1.12m (6'2" x 3'8")

Downstairs toilet fitted with a hand wash basin and a lower level WC.



## Conservatory

Conservatory located to the rear of the property, french doors provide access to the garden.



## Bedroom 1

3.48m x 3.33m (11'5" x 10'11")

Master Bedroom located towards the front of the house with carpet underfoot, fitted radiator and separate dressing room area.



## En Suite

2.49m x 1.41m (8'2" x 4'7")

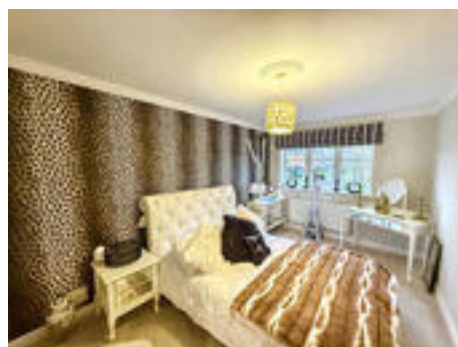
En Suite comprising a three piece suite fitted with a shower cubicle, hand wash basin and lower level WC.



## Bedroom 2

4.94m x 2.75m (16'2" x 9'0")

Second bedroom located towards the front of the property with carpet underfoot, and fitted radiators.



## Bedroom 3

2.94m x 2.75m (9'7" x 9'0")

Third Bedroom located towards the back of the property with carpet underfoot, and fitted radiators.



## Bedroom 4

3.41m x 2.54m (11'2" x 8'4")

Fourth bedroom located the the rear of the property with carpet underfoot and fitted radiators.



## Bathroom

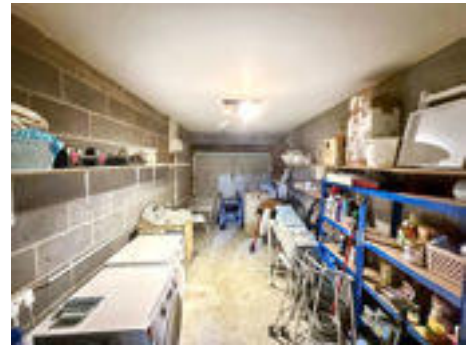
2.70m x 1.69m (8'10" x 5'6")

Family bathroom fitted with a three piece suite comprising a lower level WC, hand wash basin and a hydrotherapy jacuzzi bath



## Garage

Garage accessed via utility room.

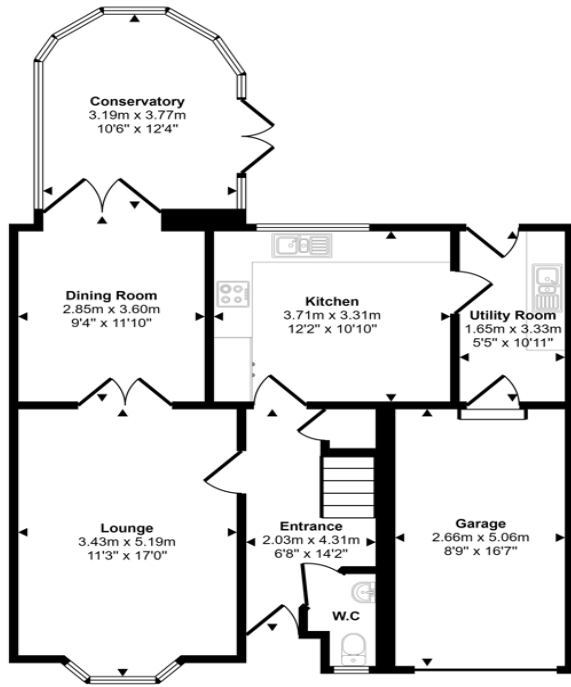


## Garden

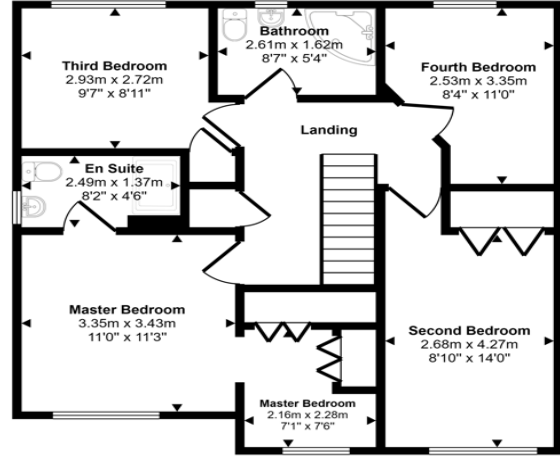
Rear Garden



Approx Gross Internal Area  
155 sq m / 1664 sq ft



Ground Floor  
Approx 85 sq m / 912 sq ft



First Floor  
Approx 70 sq m / 751 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Edinburgh Drive, Bedlington, Bedlington, Northumberland, NE22 6NY

Contact your local branch today for more information on this property:

**17-18 Market Place, Bedlington, Tyne & Wear, NE22 5TN, Tel: 01670 568097,  
bedlington@pattinson.co.uk, www.pattinson.co.uk**

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