



## 4 bed detached house to buy in

Richmond Close, Bedlington, Bedlington,  
Northumberland, NE22 6NG

**£279,950** Offers Over

 x 4  x 2  x 3

Tenure

**Freehold**

## Property features

- ✓ Lovely Cul-De-Sac Position
- ✓ Four Bedrooms + En Suite
- ✓ Modern Kitchen, Utility & WC
- ✓ Two Reception Rooms & Sun
- ✓ EPC Rating D

Garage parking

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Faye McCarthy  
Branch Manager  
Bedlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

We are offering this fantastic four-bedroom detached family home, nestled in a charming cul-de-sac within the highly sought-after Richmond Close, Hazelmere at Bedlington. A remarkable property boasting a lovely position

Internally, the property is highly appealing and has undergone a number of quality upgrades in recent years: modern kitchen and utility room, internal and new external doors, upgraded windows and a stylish en-suite.

As you step inside, you are greeted by the spacious reception rooms, the living room located at the front and the dining room to the rear. Glazed doors allow the rooms to either remain separate or combine, which offers a flowing space and designed to offer an abundance of natural light. Off the dining room there is a generous sized conservatory, a comfortable haven to sit back and relax.

The kitchen is fully equipped and furnished to meet your culinary needs. Adjacent to the kitchen, you will find a convenient utility area and a separate WC. Additionally, there is direct access into the integral garage and side access into the gardens.

The property further benefits from four well-sized bedrooms, one of which comes with its own extended en-suite shower room. An additional family bathroom is also available on the same floor.

This home offers a warm and welcoming atmosphere, coupled with an efficient central heating system.

Indeed, this is a fantastic opportunity to acquire a wonderful family home set in a lovingly maintained setting. If you're seeking a generous living space in a peaceful neighbourhood with simple access to local amenities, this Bedlington gem is an opportunity not to be missed. Contact us today to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: Offers Over £279,950

Property Type: Detached House

Parking: Garage, Off Street, Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Lounge

3.71m x 4.31m (12'2" x 14'1")

A attractive and comfortable room, situated to the front with a lovely bay window and feature fire surround. Central heating radiators add warmth to the space and glazed double doors open into the dining room.



## Entrance

## Additional Lounge Image



## Dining Room

2.57m x 2.94m (8'5" x 9'7")

Situated to the rear and providing access into the sun room and the kitchen. Double glazed patio doors, central heating radiator.



## Another Lounge Image



## Conservatory

2.00m x 1.65m (6'6" x 5'4")

This a spacious area and offers a superb outlook over the attractive rear garden. Double glazed windows and French doors leading into the rear garden.



## Additional Conservatory Image



## Kitchen

2.93m x 2.90m (9'7" x 9'6")

Upgraded in 2023.

A stylish range of wall and base units with complementing work surfaces and up-stands. Integrated appliances include: gas hob, electric oven and dishwasher. Double glazed window overlooking the lovely rear garden, central heating radiator and access into the utility room.



## Additional Kitchen Image



## Utility Room

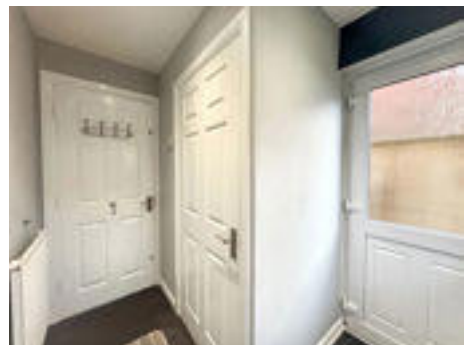
1.78m x 2.94m (5'10" x 9'7")

Upgraded in 2023

An L-shaped useful room which provides access into the cloakroom/WC, garage and the side/rear garden. Work surfaces, plumbing for washing machine, central heating radiator, double glazed window to the rear elevation.



## Additional Utility Room Image



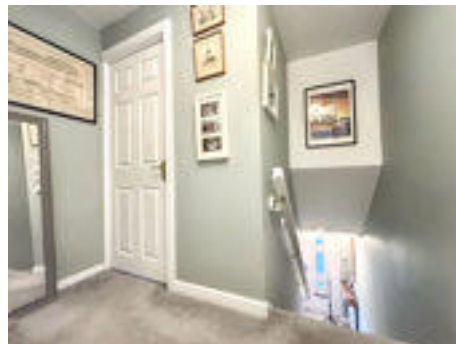
## Cloakroom/WC

A two piece suite comprising: low level WC and wash hand basin. Central heating radiator and double glazed window to the side elevation.

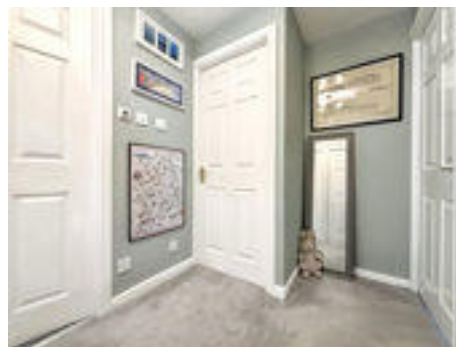


## First Floor Landing

A spacious landing with access into the four bedrooms, loft and principal bathroom.



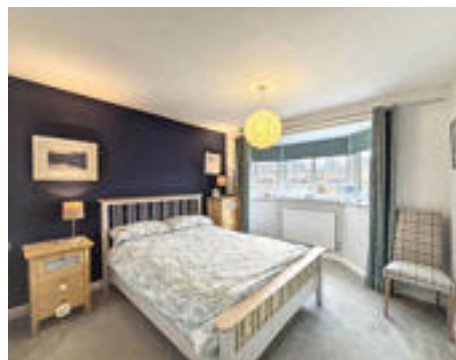
## Another Landing Image



## Main Bedroom

3.12m x 2.91m (10'2" x 9'6")

This is a delightful double room situated to the front with a double glazed bay window and double built-in wardrobes, central heating radiator and access into the upgraded en-suite shower room.



## Another Main Bedroom Image



## En-Suite Shower Room

2.21m x 1.57m (7'3" x 5'1")

Upgraded and re-configured in 2022. The en-suite is now larger than its original form, briefly comprising: double walk-in shower cubicle, low level WC and wash hand basin set within a vanity unit. Heated towel rail and double glazed window to the side elevation.



## Additional En-Suite Image



## Bedroom Two

2.53m x 3.15m (8'3" x 10'4")

Another lovely room situated to the front with a double glazed window, recessed storage and a central heating radiator.



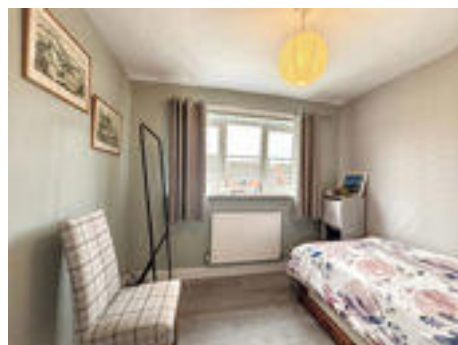
## Additional Bedroom Tw Image



## Bedroom Three

2.64m x 2.60m (8'7" x 8'6")

A respectable sized room located to the rear with a double glazed window and a central heating radiator.



## Additional Bedroom Three Image



## Bedroom Four

*2.55m x 2.53m (8'4" x 8'3")*

Situated to the rear with a double glazed window and a central heating radiator.



## Additional Bedroom Four Image



## Principal Bathroom

*2.00m x 1.65m (6'6" x 5'4")*

A white three piece suite comprising: bath with shower over, low level WC and wash hand basin. The wall and floor coverings complement the suite well. Heated towel rail and a double glazed window to the rear elevation.



## Another Principal Bathroom Image



## Outside

This home sits on a wonderful plot with ample off-road parking for a number of vehicles and an attractive established rear garden. There is an outdoor electrical and water supplies.



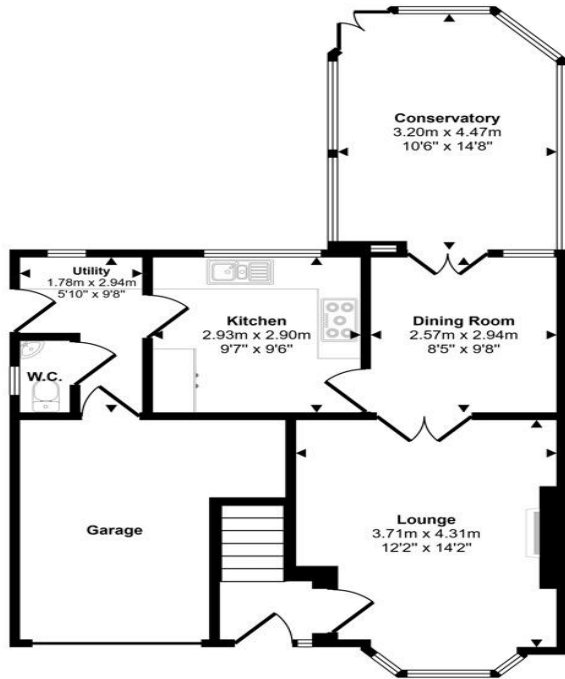
## Additional Garden Image



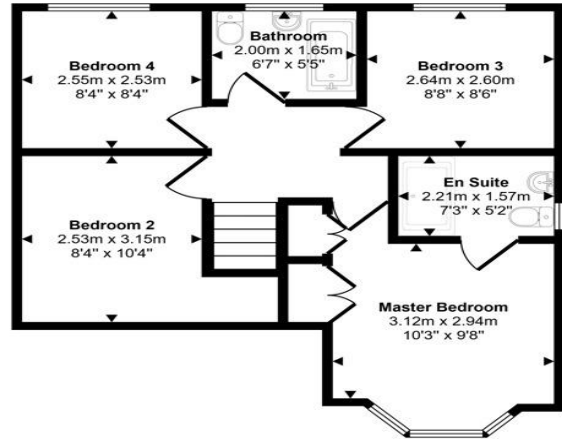
## Floor Plan



Approx Gross Internal Area  
120 sq m / 1294 sq ft



Ground Floor  
Approx 71 sq m / 760 sq ft



First Floor  
Approx 50 sq m / 535 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Richmond Close, Bedlington, Bedlington, Northumberland, NE22 6NG

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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