



## Thorntree Drive Bedlington

- Detached family home
- Three bedrooms
- Beautifully established gardens
- No onward chain
- Council Tax Band: C/ EPC: D/ Freehold



**Offers In Excess Of £210,000**

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# Thorntree Drive

## Bedlington

Chain free and ready to view this charming, three bedroom detached house would make the perfect family home. Nicely located for access to the town centre with a good range of schools, shop and amenities nearby the accommodation comprises briefly; entrance porch, w.c, a good size hallway with access to the lounge and kitchen, a dining room and utility (with garage access) stairs to the first floor landing, three bedrooms and a modern family bathroom. Externally there are beautifully landscaped gardens to both the front and rear and a block paved driveway leads to the single attached garage. Early viewings are strongly advised.

### Entrance

UPVC entrance door.

### Entrance Hallway

Stairs to first floor landing, laminate flooring, single radiator, storage cupboard.

### Downstairs Wc

Low level wc, wash hand basin (set in vanity unit), tiled walls, double glazed window, single radiator, vinyl flooring.

### Lounge 11'03 x 12'10 (3.43m x 3.91m)

Double glazed window to the front, double radiator, fire surround with marble inset and hearth, electric fire, television point, feature picture rail and beams to ceiling, wall lights, double doors to:

### Dining Room 10'02 x 8'11 (3.10m x 2.72m)

Double glazed window to the rear, single radiator, wall lights.

### Kitchen 9'10 x 8'09 (2.99m x 2.67m)

Double glazed window to the rear, single radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work top surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated dishwasher, laminate flooring, door to:

### Utility Area 8'05 x 7'06 (2.57m x 2.29m)

Double glazed window to the rear, fitted wall and base units and work surface, plumbed for washing machine, door to the rear, laminate flooring, door to garage.

### First floor landing

Double window to the side, loft access, built in storage cupboard housing tank.

### Bedroom One 11'10 x 9'08 door recess (3.61m x 2.95m)

Double glazed window to the front, single radiator, fitted wardrobes, drawers and vanity.

### Bedroom Two 11'07 x 9'03 + wardrobes (3.53m x 2.82m)

Double glazed window to the rear, single radiator, fitted wardrobes and drawers, television point.

### Bedroom Three 8'09 x 7'07 max (2.67m x 2.31m)

Double glazed window to the front, single radiator, fitted wardrobes and drawers, built in cupboard.

### Bathroom/Wc 5'08 x 6'10 (1.73m x 2.08m)

Three-piece white suite comprising of; panelled bath, wash hand basin, low level wc, double glaze window, heated towel rail, tiled walls, vinyl flooring.

### External

Front garden laid mainly to lawn, bushes and shrubs, block paved driveway leading to garage. To the rear, garden laid mainly to lawn, block paved patio area, bushes and shrubs, water tap, side access.

### Garage

Attached single garage with up and over door, power and lighting.

### 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: C/ EPC Rating: D . BD007887/CM/SO/23/11/23/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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