



The Grange, Nedderton Village  
Bedlington



# The Grange, Nedderton Village, Bedlington, NE22 6BQ

- Four Bedroom Detached House
- Rarely Available
- Spacious Garage Area & Utility
- Family Bathroom & Downstairs Wc
- Fabulous Living Space To Both Floors
- EPC: D/ Council Tax: F/ Freehold

## Auction Guide Price £360,000+

Situated in the desirable and sought-after village of Nedderton, with it's close proximity to both Bedlington and Morpeth, this impressive four bedroom detached house is nestled in a quiet, cul-de-sac location with some wonderful views over the surrounding farmland. The property itself has been well maintained and has superb downstairs living space to utilise as you wish. The rear living space overlooks the private enclosed garden from both sides and really gives so much space downstairs.

On entering the property, there is a nicely sized entrance hallway with stairs to the first floor, a handy downstairs cloakroom and access to both the main lounge and to the rear kitchen/dining/family rooms. The lounge overlooks the front of the property and offers a cosy retreat. The kitchen/dining room is an attractive space with garden views and patio doors to the garden - perfect for entertaining and relaxing and also leads to a further utility room and to the double garage. From the kitchen/ dining area there is an additional dining room blending into a second large conservatory, again with garden views.

To the first floor there are three double bedrooms and a further single bedroom. The master bedroom is of an impressive size with an ample amount of fitted wardrobes and an en-suite shower room. There is a further family bathroom which is fitted to a nice finish.

The front of his home has off street parking leading to the double garage. The rear garden offers a mixture of patio and lawned areas and has many trees and shrubs and makes for the perfect space to enjoy privacy.

Please call our Bedlington office to arrange your viewing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: None  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

### MINING

*The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.*

### 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: F

### EPC RATING: D

BD008358JY/SO11.02.2025.V.2

## Entrance

Via composite door, double glazed windows to the front.

**Entrance Hallway 11.97ft max x 7.47ft max** (3.64m x 2.27m)

Stairs to first floor landing.

**Downstairs Wc 4.13ft x 4.28ft** (1.25m x 1.30m)

Wash hand basin (set in vanity unit), tiled flooring, part tiling to walls, spotlights, towel rail, radiator, wc.

## Lounge

Double glazed bay window to front, double radiator, fire surround inset and hearth, gas fire.

**Dining Room 10.51ft x 9.63ft** (3.20m x 2.93m)

Entrance to garden room, double radiator.

**Kitchen/Dining Room – L Shape 22.06ft x 21.16ft** (6.72m x 6.44m)

Double glazed windows to rear, three double radiators, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, range oven with extractor fan above, space for fridge, freezer, integrated dishwasher, laminate flooring, spotlights, double glazed patio doors to rear.

## Utility Room

Door to garage, sink unit, plumbed for washing machine.

## Garden Room

Dwarf wall, tiled flooring, double glazed windows, double glazed patio doors to garden.

**Bedroom One 15.65ft max into bay 18.93ft** (4.77m x 5.76m)

Double glazed bay window to front, double glazed window to front, two single radiators, fitted wardrobes and drawers, television point.

**En-Suite 8.36ft x 6.30ft** (2.54m x 1.92m)

Double glazed window to rear, wash hand basin (set in vanity unit), tiled walls, heated towel rail, spotlights, tiled floor.

**Bedroom Two 12.36ft max into bay x 10.16ft** (3.76m x 3.09m)

Double glazed bay window to front, single radiator, fitted wardrobes and overhead cupboards.

**Bedroom Three 10.00ft max into recess x 10.42ft** (3.04m x 3.17m)

Double glazed window to rear, single radiator.

**Bedroom Four 8.40ft x 8.06ft** (2.56m x 2.45m)

Double glazed window to rear, single radiator.

**Bathroom 8.23ft x 7.19ft** (2.50m x 2.19m)

Three piece white suite comprising of; panelled bath with mains shower over, low level wc, wash hand basin (set in vanity unit), spotlights, two double glazed windows to rear, heated towel rail, tiled walls, tiled flooring.

## External

Front garden laid mainly to lawn, block paved driveway for multiple cars. Rear garden laid mainly to lawn, patio area, bushes, shrubs and trees, screen fencing and walled surrounds, small summerhouse.

**Garage 12.79ft max x 14.48ft** (3.89m x 4.41m)

Double attached garage, electric door, power and lighting, loft access (to additional storage space), door to utility area.



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)

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