



Woodland Close, Broadoaks | Bedlington | NE22 6BS

**£265,000**

Located on the popular estate of Broadoaks in Bedlington this well presented Four bedroom detached home makes a perfect family home. It offers great transport links, schools and amenities close by. The ground floor offers Lounge, Kitchen/diner and downstairs cloaks while the first floor has four bedrooms one with en-suite and a family bathroom. Externally to the front a driveway leads to the garage, the side offers decking area while the rear is mostly laid to lawn. Viewing is advised to see what this lovely home has to offer. Call the office now to avoid disappointment.

ROOK  
MATTHEWS  
SAYER



4



2



1

**Detached House**

**Garage & Gardens**

**Four Bedroom**

**Modern Presentation**

**Popular Broadoaks Estate**

**Freehold**

**Ideal Family Home**

**EPC:B/ Council Tax: D**

For any more information regarding the property please contact us today

#### Entrance

Composite entrance door.

#### Hallway

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

Cloaks/Wc 4.96ft x 4.43ft (1.51m x 1.35m)

Low level wc, pedestal wash hand basin, laminate flooring, spotlights.

Lounge 17.08ft x 13.02ft (5.38m x 4.01m)

Double glazed window to the front, single radiator, television point, telephone point.

Kitchen 17.83ft x 11.74ft (5.38m x 3.53m)

Double glazed window to the rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in fan assisted oven, gas hob, extractor fan above, fridge/freezer, integrated washing machine and dishwasher, plumbed for washing machine, laminate flooring, storage cupboard, spotlights, double glazed door to the rear.

#### First Floor Landing

Double glazed window to the side, loft access, built in storage cupboard, single radiator.

Bedroom One 10.69ft x 8.76ft (3.22m x 2.63m)

Double glazed window to front, single radiator, fitted with wardrobes and drawers, television point.

Ensuite 5.31ft x 5.86ft (1.60m x 1.73m)

Double glazed window to the side, low level wc, pedestal wash hand basin, shower cubicle with mains shower, tiling to walls, tiled flooring, spotlights, extractor fan.

Bedroom Two 11.66ft x 8.64ft (3.51m x 2.59m)

Double glazed window to rear, single radiator.

Bedroom Three 8.16ft x 8.32ft (2.46m x 2.52m)

Double glazed window to the front, single radiator.

Bedroom Four 12.15ft x 5.85ft (3.68m x 1.73m)

Double glazed window to the rear, single radiator.

Bathroom 7.12ft x 7.32ft (2.41m x 2.21m)

Three piece suite comprising panelled bath, pedestal wash hand basin, low level wc, spotlights, extractor fan, double glazed window.

#### External

Front garden laid mainly to lawn, bushes and shrubs, driveway leading to garage.

Rear Garden laid mainly to lawn.

Electric car charging point.

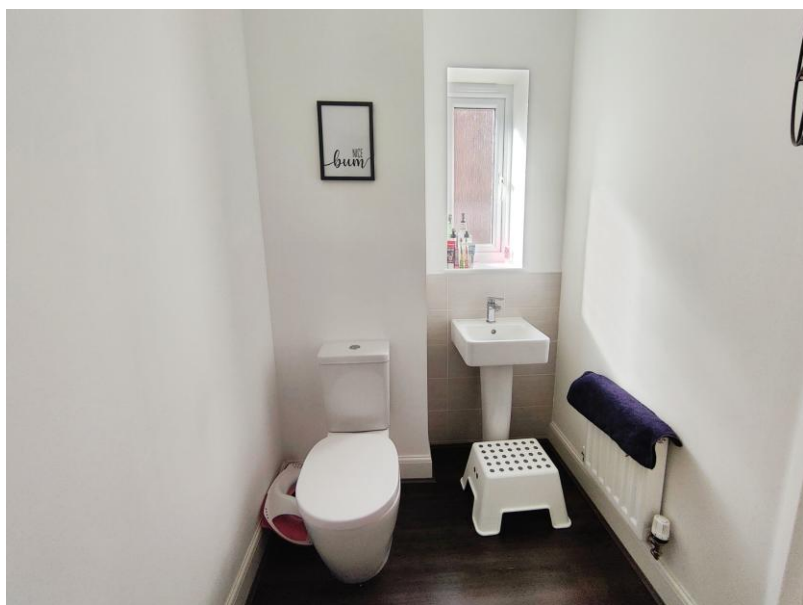
Single garage with up and over door, power and lighting.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

**ROOK  
MATTHEWS  
SAYER**





### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas Central Heating  
Broadband: Fibre  
Mobile Signal Coverage Blackspot: No  
Parking: Garage & 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.

Estate management charge approx. £180 per annum

### TENURE

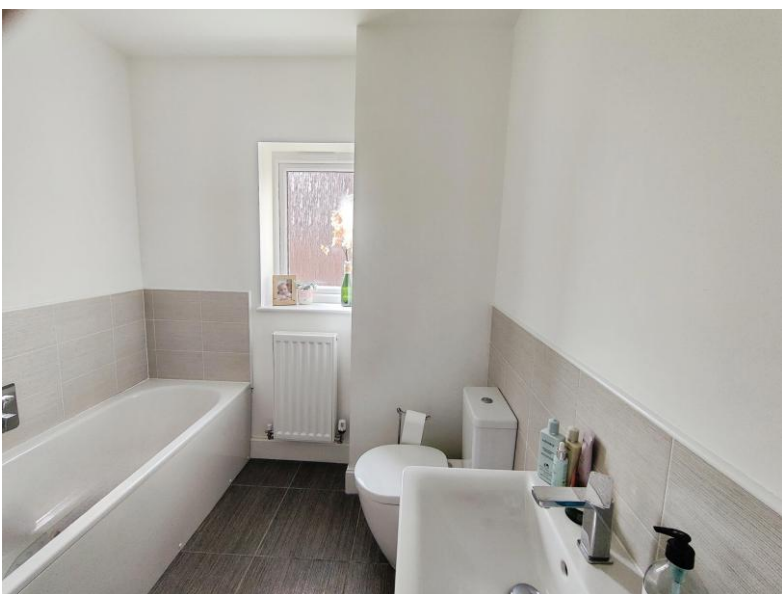
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

3 years remaining National House Building (NHBC) or similar, electric and central heating work.

**COUNCIL TAX BAND: D**

**EPC RATING: B**

BD008601SB/WE04.08.2025.V.2



**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

**ROOK  
MATTHEWS  
SAYER**

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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

**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.

