



Ayton Court | Bedlington | NE22 6NS

Offers In Excess Of £310,000

Located in the ever popular Hazelmere estate in Bedlington this well presented four bed detached home is close to local amenities schools and transport links. It has been reconfigured by the current owners to make a third reception room/office and pantry room on the ground level. It has four double bedrooms master with ensuite and a family bathroom to the first floor. The ground floor has three reception rooms, downstairs cloaks, kitchen, pantry and conservatory. Externally double driveway to garage at the front and gardens to the rear. Viewing is essential to appreciate the family home on offer.

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**4****2****2****Detached House****En-Suite To Master Bedroom****Four Double Bedrooms****Popular Hazelmere Estate****Downstairs Wc****Freehold****Conservatory****EPC: TBC/ Council Tax: D****For any more information regarding the property please contact us today****Entrance Porch**

Via composite door.

Entrance Hallway

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

Downstairs Wc 6.42ft x 3.38ft (1.95m x 1.03m)

Low level wc, pedestal wash hand basin, laminate flooring, double glazed window.

Lounge 14.31ft x 11.46ft (4.36m x 3.49m)

Double glazed window to front, double radiator, fire surround, gas fire, television point, telephone point, coving to ceiling, double doors to:

Dining Room 11.43ft x 10.22ft (3.48m x 3.11m)

Double glazed patio doors to rear, double radiator, coving to ceiling.

Third Reception Room/Office 9.76ft x 7.75ft (2.97m x 2.36m)

Double glazed window to front, double radiator.

Kitchen 15.51ft x 10.17ft (4.72m x 3.09m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, plumbed for washing machine and dishwasher, laminate flooring, double glazed door to rear.

Pantry Room 5.97ft x 9.33ft (1.81m x 2.84m)

Fitted wall and base units and work surface, space for full height fridge, laminate flooring, door to garage.

Conservatory 12.33ft x 10.25ft (3.75m x 3.12m)

Dwarf wall, laminate flooring.

First Floor Landing

Loft access, built in storage cupboard .

Loft

Partially boarded.

Bedroom One 11.79ft x 11.21ft into wardrobes (3.59m x 3.41m)

Double glazed window to front, double radiator, fitted wardrobes.

En-Suite 6.62ft x 5.37ft (2.01m x 1.63m)

Double glazed window to front, low level wc, wash hand basin (set in vanity unit), single radiator, extractor fan, shower cubicle (mains shower), part tiling to walls, laminate flooring.

Bedroom Two 9.31ft x 11.72ft (2.83m x 3.57m)

Double glazed window to front, double radiator, built in cupboard.

Bedroom Three 11.18ft x 10.71ft (3.40m x 3.26m)

Double glazed window to rear, double radiator.

Bedroom Four 10.66ft x 8.19ft (3.24m x 2.49m)

Double glazed window to rear, single radiator, built in cupboard.

Bathroom 7.56ft x 5.51ft (2.30m x 1.67m)

Three piece white suite comprising of; panelled bath, wash hand basin(set in vanity unit), low level wc, part tiling to walls, laminate flooring, extractor fan.

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External

Low maintenance front garden, bushes and shrubs, flower borders, driveway leading to garage. Rear garden laid mainly to lawn, patio area, flower beds, bushes and shrubs.

Garage

Attached single garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway and on street parking.

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.

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: D

EPC RATING: TBC

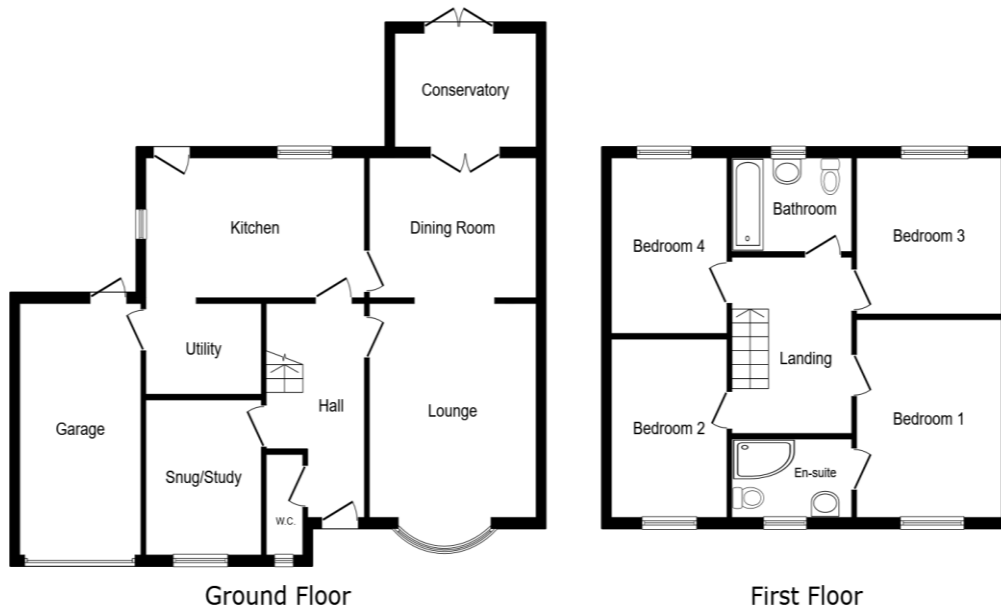
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EPC RATING TO FOLLOW

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