



Willowbrook Close | Bedlington | NE22 7BU

# Offers In Excess Of £230,000

Spacious and modernized four bedroom detached family home on the outskirts of Bedlington, Northumberland. Nicely located in this small residential estate the property has good road and transport links to the A189/A19. Comprising briefly; spacious entrance hallway, lounge with open access to the dining room open plan kitchen, downstairs w.c, stairs to the first floor landing, four bedrooms with en-suite to master and a family bathroom. Externally there is an enclosed garden to the rear and an open aspect garden to the front with multi-car driveway leading to the single attached garage. Early viewings are advised as this lovely property won't be around for long.

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**Detached Family Home**

**Garage**

**Beautifully Presented**

**Gardens**

**Four Bedroom**

**Popular Estate**

**Downstairs Wc**

**EPC: TBC/Council Tax:D**

For any more information regarding the property please contact us today

Entrance

Entrance door.

Hallway

Stairs to first floor landing, single radiator, storage cupboard, telephone point.

Cloaks/Wc

Low level wc, wash hand basin (set in vanity unit), heated towel rail.

Lounge 10'05 x 16'05 (3.18 x 5.00)

Double glazed bay window to front, two single radiators, wood flooring, television point, telephone point, coving to ceiling.

Open Plan Kitchen/ Dining Room 23.30ft x 9.67ft (7.10m x 2.94m)

Double glazed window to front, wall mounted radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer mixer tap, built in double oven, induction hob with extractor fan above, integrated fridge, freezer, dishwasher and microwave, spotlights, double glazed door to rear, double glazed patio doors.

Bedroom One 10'02 x 16'10 max (3.10 x 5.13)

Two double glazed windows to front, single radiator, overbed fitted wardrobes, coving to ceiling.

En-Suite

Double glazed window to front, low level wc, wash hand basin (set in vanity unit), cladding to ceiling, extractor fan, shower cubicle with mains shower, tiling to walls, heated towel rail, spotlights, tiling to floor, wall mounted vanity mirror and storage.

Bedroom Two 8'07 x 12'00 + wardrobes (2.62 x 3.66)

Double glazed window to the rear, radiator, coving to ceiling.

Bedroom Three 8'03 x 8'01 (2.52 x 2.46)

Double glazed window rear, single radiator, coving to ceiling.

Bedroom Four 8'06 + wardrobes x 8'03 (2.59 x 2.52)

Double glazed window rear, single radiator, sliding mirror fitted wardrobes, coving to ceiling, loft access.

Bathroom

Three-piece suite in white comprising, panelled bath, wash hand basin, low-level, double-glazed window to side, double radiator, tiled flooring, extractor.

External

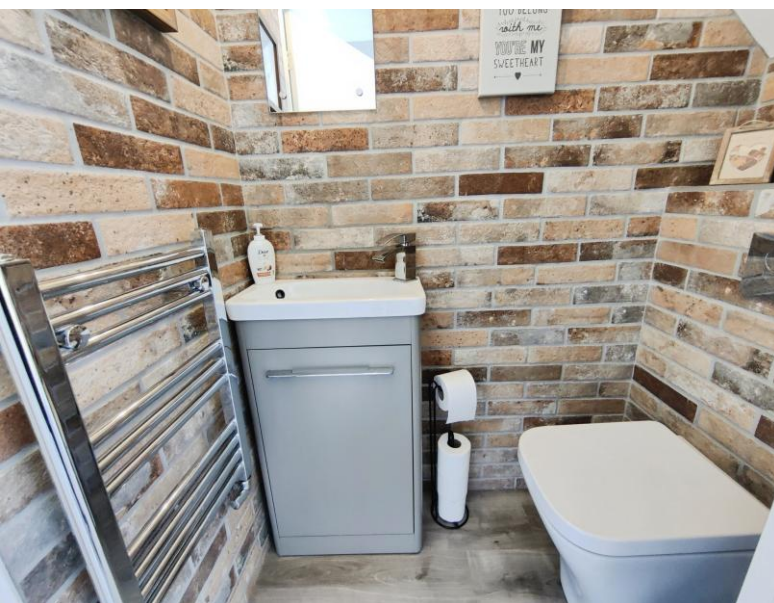
Driveway leading to garage. Rear garden laid mainly to lawn, patio area, screen fencing, water tap, double electric socket. Attached single garage, electric door, power and lighting. Plumbed for dryer and washer. Electric car charger on external wall of garage.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
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.

#### ACCESSIBILITY

Suitable for wheelchair users & wide doorways.

#### 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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"DoubleClick Insert Picture"  
FLOORPLAN to follow

"DoubleClick Insert Picture"  
EPC RATING to follow

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