



St. Nicholas Drive | Bedlington | NE22 5SE

Offers Over: £320,000

This amazing home is a must view located in the in walking distance of Bedlington High Street and all the local amenities and transport links it will make the ideal family home for someone. The current vendors have updated the home to a high standard adding a sunroom to the rear and converting the garage into a bar/snug area. Upon entering the home you have a spacious hallway with access to lounge, downstairs cloaks, kitchen/diner and stairs to the first floor. On the first floor you will find four bedrooms master with en-suite and a family bathroom. Externally the front has private driveway leading to the garage and the rear offers compete outside living with patio area, summerhouse, and landscaped gardens. Viewing is essential to appreciate this fantastic home.

ROOK
MATTHEWS
SAYER



4



2



2

4 Bedroom Detached House

No Upper Chain

Upgraded to a High Standard

Extended at The Rear

Sought After Estate

Must Be Viewed

**Walking Distance to Town
Centre**

Freehold

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION

ENTRANCE: Composite Door

ENTRANCE HALLWAY: Stairs to first floor landing, porcelain flooring, double radiator.

DOWNSTAIRS CLOAKS/W.C. 5.04 (1.53) x 5.28 (1.60)
Low level WC, pedestal wash hand basin, tiling to floor, double glazed window, part tiling to walls, heated towel rail, spotlights.

LOUNGE 17.86 (5.44) x 13.09 (3.98)
Double glazed window to front, double radiator, television point, spotlights.

KITCHEN: DINER: 17.82 (5.43) x 11.83 (3.60)
Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, glass splash backs, built in electric fan assisted double oven, electric hob with extractor fan above, space for fridge, plumbed for washing machine and dishwasher, tiling to floor, built in storage cupboard, spotlights, open to orangery.

ORANGERY 11.93 (3.63) x 9.16 (2.79)
2 Double glazed windows to rear, velux roof windows, double radiator.

FIRST FLOOR LANDING
Double glazed window to side, loft access, built in storage cupboard housing boiler, single radiator.

LOFT
Partially boarded

BEDROOM ONE 11.00 (3.35) into wardrobes x 8.94 (2.72)
Double glazed window to front, double radiator, fitted drawers, television point.

EN SUITE
Double glazed window to side, low level WC, floating wash hand basin, mains shower cubicle, double radiator, extractor fan, tiling to walls, spotlights, tiling to floor.

BEDROOM TWO 8.26 (2.51) x 8.39 (2.55)
Double glazed window to front.

BEDROOM THREE 11.79 (3.59) x 8.70 (2.65)
Double glazed window to rear, fitted drawers.

BEDROOM FOUR 12.11 (3.69) x 5.88 (1.79)
Double glaze window to rear.

FAMILY BATHROOM 7.04 (2.14) x 5.47 (1.66)
3 piece suite comprising mains shower over panelled bath, wash hand basin (set in vanity unit), low level WC, spotlights, double glazed window to side, double radiator, tiling to walls, tiled flooring, extractor fan.

EXTERNALLY:
FRONT GARDEN:
Laid mainly to lawn, bushes and shrubs, driveway leading to garage, block paved.

REAR GARDEN
Patio area, decking, flower beds, bushes and shrubs, summer house.

GARAGE (half converted into a bar)
Attached, power and lighting.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: 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.

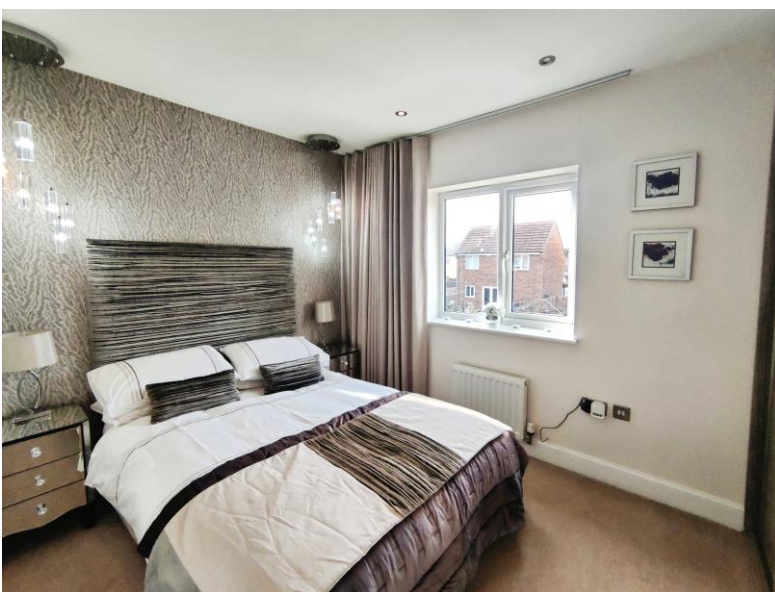
TENURE

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
Service Charge: £113.02 per annum to Kingston Property Service

COUNCIL TAX BAND: D

EPC RATING: B

BD008697.LD.SB.31.10.2025.V.2



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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 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.



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