



Carisbrooke | Bedlington | NE22 7LB

# Offers In Excess Of £275,000

Beautifully presented detached family home located in the sought after Beaufront Park estate in Bedlington.

This home will appeal to lots of people looking for a home ready to walk into. The ground floor offers lounge, kitchen, conservatory, wc and access to the attached double garage. The upstairs has three double bedrooms master with ensuite and family bathroom. Externally the home has a spacious driveway for multiple cars leading to a double garage at the front and the rear has low maintenance garden with patio and decking. Viewing is a must to appreciate this fabulous home.

ROOK  
MATTHEWS  
SAYER



**Detached House**

**Front & Rear Garden**

**Three Bedroom**

**Driveway & Garage**

**Downstairs Wc**

**EPC: C Council Tax: D**

**Conservatory**

**Freehold**

For any more information regarding the property please contact us today

#### Entrance Porch

UPVC entrance door, double glazed window.

#### Entrance Hallway

Stairs to first floor landing, tiled flooring.

#### Downstairs Wc 3.54ft x 5.01ft (1.07m x 1.52m)

Low level wc, wash hand basin (set in vanity unit), radiator.

#### Lounge 24.13ft x 11.32ft (7.35m x 3.45m)

Double glazed window to front, double glazed window to rear, wall mounted feature radiator. Television point coving to ceiling, downlights, double doors to :

#### Conservatory 12.83ft x 12.68ft (3.91m x 3.86m)

Dwarf wall, double glazed windows, tiled flooring, underfloor heating.

#### Kitchen 19.70ft x 8.20ft (6.00m x 2.49m)

Double glazed window to side, single radiator, 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, tiled splash backs, built in electric fan assisted double oven, 5 ring gas hob with extractor fan above, integrated fridge freezer, dishwasher, microwave and coffee machine, tiling to floor, double glazed patio doors to rear.

#### Loft

Partially boarded, pull down ladders.

#### Bedroom One 13.28ft x 11.71ft (4.04m x 3.56m)

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

#### En-Suite 9.85ft x 8.63ft (3.00m x 2.63m)

Double glazed window to front, single radiator, two wall mounted wash hand basins, shower cubicle (mains shower), tiled walls, heated towel rail, spotlights, tiled flooring.

#### Bedroom Two 11.46ft x 11.68ft (3.49m x 3.56m)

Double glazed window to rear, single radiator, fitted wardrobes and drawers.

#### Bedroom Three 7.48ft x 9.85ft (2.27m x 2.99m)

Double glazed window to rear, single radiator.

#### Bathroom

Three piece white suite comprising of panelled bath, pedestal wash hand basin, low level wc, double glazed window to side, heated towel rail, part tiling to walls, laminate flooring, built in storage.

#### External

Front garden laid mainly to lawn, bushes and shrubs, double driveway leading to garage. Low maintenance garden to rear, patio and decking area, flower beds, bushes and shrubs, garden shed.

#### Garage

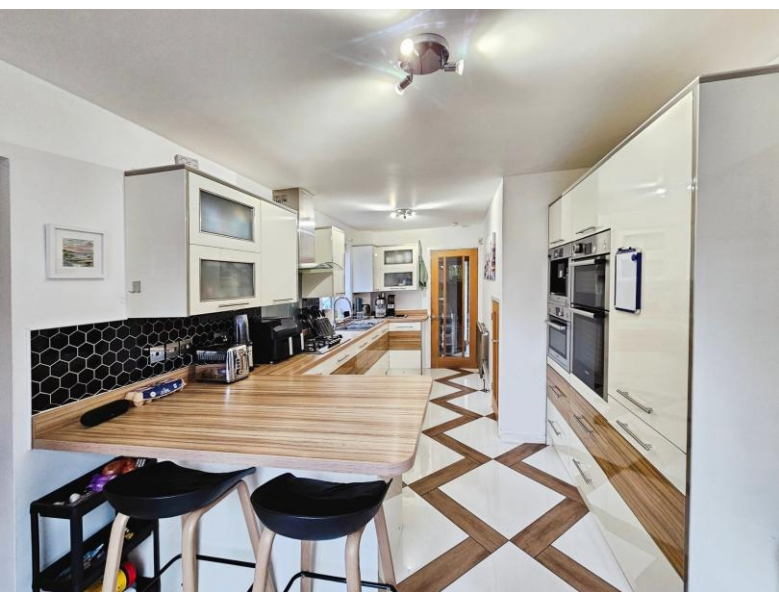
Attached double garage with electric roller door, power and lighting, storage above – loft space.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

**ROOK  
MATTHEWS  
SAYER**







## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Garage and 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 verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: C

BD008713.14/11/2025.SB.LB.V.1



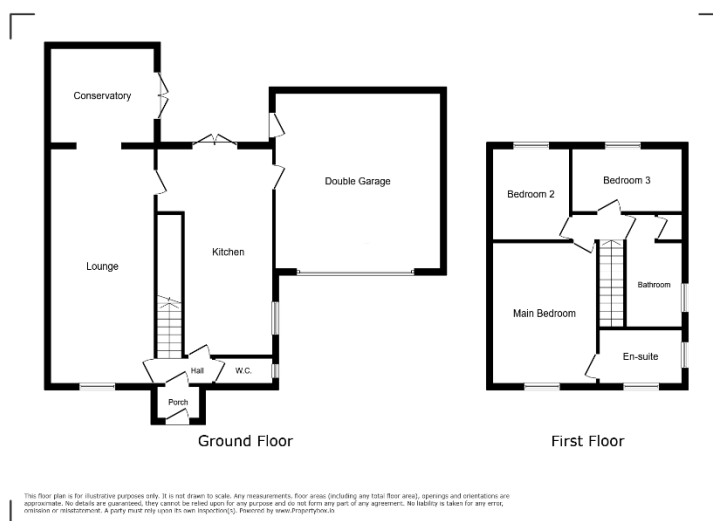
T: 01670 531114

Bedlington@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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.

**T: 01670 531114**

**Bedlington@rmsestateagents.co.uk**

**ROOK  
MATTHEWS  
SAYER**