



Featherstone Grove | Bedlington | NE22 6NU

# Offers In Excess Of £375,000

Located on the extremely popular Hazelmere estate in the heart of Bedlington with excellent transport links and amenities close by this splendid detached house will appeal to all growing families. The current vendors have made an open plan kitchen diner with an updated modern kitchen to the ground floor with separate lounge, conservatory and cloaks to the ground floor. The first has four double bedrooms with master having ensuite and a separate family bathroom. Externally double driveway leading to double garage to the front and substantial rear garden which is mostly laid to lawn with patio area. Viewing is essential to appreciate this fabulous family home.

**RMS** | Rook  
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**Detached Family Home**

**Ensuite**

**Four Double Bedrooms**

**Downstairs Wc**

**Updated Kitchen Diner**

**Freehold**

**Conservatory**

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

For any more information regarding the property please contact us today

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway, garage and allocated parking space

**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**

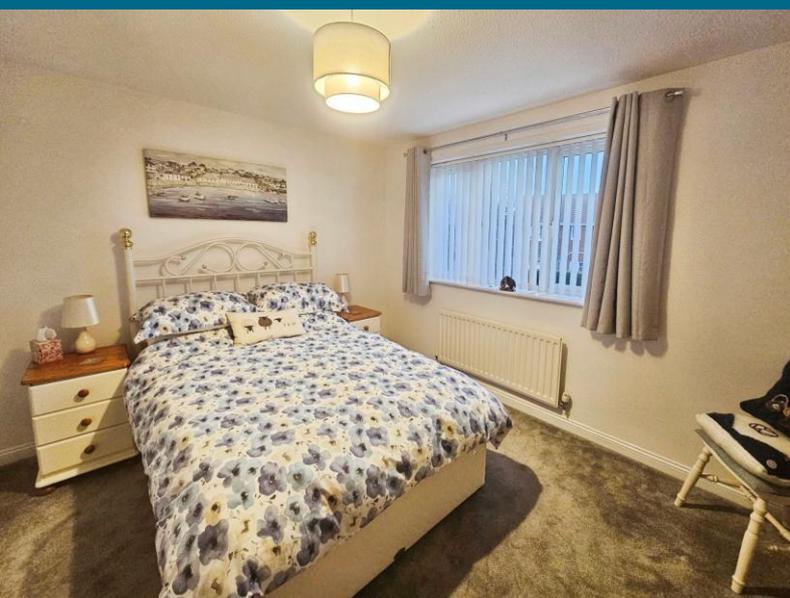
**EPC RATING: D**

BD008772SB/SJ04.02.2026.V.3

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### Entrance

Via composite door.

### Entrance Hallway

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

### Downstairs Wc 6.86ft x 3.57ft (2.09m x 1.08m)

Low level wc, wash hand basin (set in vanity unit), laminate flooring, double glazed window, part tiling to walls, single radiator.

### Lounge 14.37ft x 11.52ft (4.37m x 3.51m)

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

### Kitchen/ Dining Room 10.17ft x 27.47ft (3.09m x 8.37m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with co-ordinating quartz work surfaces, composite sink unit and drainer with mixer tap, built in electric fan assisted double oven, induction hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, Amtico flooring, spotlights, double glazed door to side, double glazed patio doors to rear.

### Conservatory 9.50ft x 9.37ft (2.89m x 2.85m)

Dwarf wall, double glazed windows, tiled flooring.

### First Floor Landing

Built in storage cupboard.

### Loft

Lighting and power.

### Bedroom One 11.71ft x 11.25ft (3.56m x 3.42m)

Double glazed window to front, single radiator, two built in wardrobes, television point.

### En-Suite 6.54ft x 5.30ft (1.99m x 1.61m)

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

### Bedroom Two 11.24ft x 10.24ft (3.42m x 3.12m)

Double glazed window to rear, radiator.

### Bedroom Three 11.65ft x 9.14ft (3.55m x 2.78m)

Double glazed window to front, single radiator, built in wardrobes, loft access.

### Bedroom Four 10.81ft x 8.17ft (3.29m x 2.49m)

Double glazed window to rear, built in wardrobes, television point.

### Bathroom 7.63ft x 5.55ft (2.32m x 1.69m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window to rear, single radiator, part tiling/ cladding to walls, extractor fan.

### External

Front garden laid mainly to lawn, flower borders, multi car driveway leading to double garage. Rear garden laid mainly to lawn, patio area, bushes and shrubs, gravelled area.

### Garage

Attached double garage with up and over doors, power and lighting.

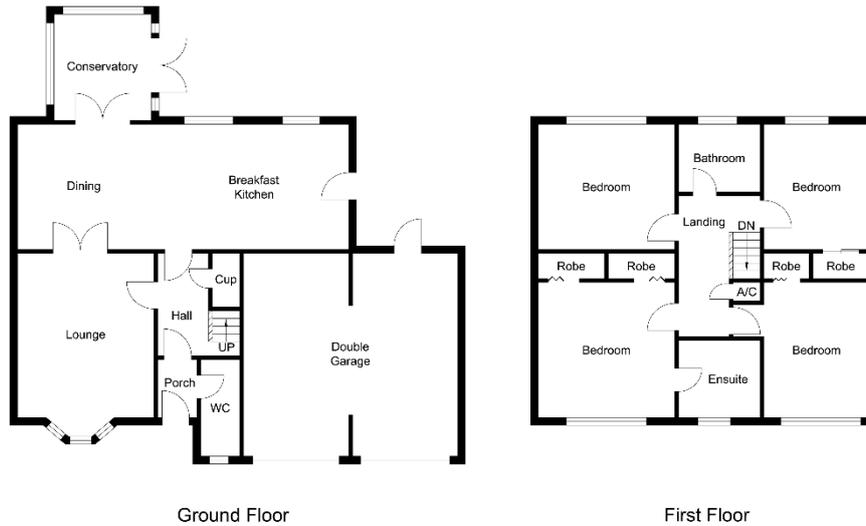
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

