



Dunstanburgh Close | Bedlington | NE22 6NA

## Offers In Excess of **£350,000**

This lovely home will appeal to growing families or those looking for a spacious and well presented home, nicely located in a cul de sac on the always popular residential Hazelmere estate, Bedlington. Offering excellent access to local transport and road links the property has amenities close by. The property is offered with no onward chain and is a must view for those looking in the area. This lovely home has been well maintained and offers spacious and modern living throughout. On entering the impressive hallway you will find access to the lounge on one side with access to a dining room and to the other a study/office, the kitchen and utility room are located to the rear and give access to the back garden. Upstairs offers four good size bedrooms with the master having an en-suite and a family bathroom. Externally to the front there is a multi car driveway leading to a double garage for ample parking and the rear has generous enclosed rear garden which wraps around the property with mature trees offering the new owners privacy. We anticipate this to be an extremely popular property and would advise an early viewing.

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**Four Bedroom Detached Home**

**Cul De Sac Location**

**Two Reception Rooms**

**Double Garage**

**Popular Hazelmere Estate**

**Extensive Garden**

**Well Maintained**

**EPC:C /Council Tax: E**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE HALLWAY:** Composite door, stairs to first floor landing, single radiator.

**CLOAKS/WC** 7.43 (2.26) x 4.21 (1.28)

Low level WC, wash hand basin (set in vanity unit), laminate flooring, double glazed window, part tiling to walls, heated towel rail.

**LOUNGE** 11.71 (3.56) x 14.85 (4.52)

Double glazed window to front, double radiator, fire surround with gas fire, coving to ceiling, ceiling rose, double doors to dining room.

**DINING ROOM** 11.79 (3.59) x 8.96 (2.73)

Double glazed patio doors to rear, single radiator, coving to ceiling, ceiling rose.

**STUDY** 8.7 (2.61) x 7.9 (2.35)

Double glazed window to side.

**KITCHEN** 14.19 (4.32) x 7.45 (2.27)

Double glazed window to front, 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, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated dishwasher and microwave, laminate flooring, spotlights, breakfast bar.

**UTILITY ROOM** 7.47 (2.27) x 5.33 (1.62)

Fitted wall and base units, stainless steel sink unit, integrated fridge freezer, plumbed for washing machine, space for tumble dryer, single radiator, laminate flooring, double glazed door to rear.

**FIRST FLOOR LANDING**

Loft access

**LOFT**

Partially boarded, pull down ladders, lighting and power.

**BEDROOM ONE** 11.71 (3.56) x 10.18 (3.10) into wardrobes  
Double glazed window to front single radiator, built in wardrobes, coving to ceiling, television point.

**EN SUITE** 6.50 (1.98) x 5.24 (1.59)

Double glazed window to front, low level; WC, wash hand basin (set in vanity unit), cladding to ceiling, shower cubicle, tiling to walls, heated towel rail, spotlights.

**BEDROOM TWO** 10.08 (3.07) x 7.58 (2.31)

Double glazed window to side, single radiator, fitted wardrobes.

**BEDROOM THREE** 9.01 (2.74) x 7.60 (2.31)

Double glazed window to rear, single radiator, 2 built in cupboards, coving to ceiling.

**BEDROOM FOUR** 10.38 (3.16) x 8.45 (2.57)

Double glazed window to rear, single radiator, 2 built in cupboards, coving to ceiling.

**BATHROOM/WC**

3 piece suite comprising jacuzzi bath, pedestal wash hand basin, shower cubicle, low level WC, spotlights, double glazed window to side, heated towel rail, part tiling to walls, tiled flooring, cladding to ceiling, extractor fan.

**FRONT GARDEN**

Low maintenance garden, driveway leading to garage.

**REAR GARDEN**

Laid mainly to lawn, decking, bushes and shrubs, flower beds.

**GARAGE**

Double, attached, 2 up and over doors, power and lighting. Part boarded loft space.

**T: 01670 531114**

[Bedlington@rmsestateagents.co.uk](mailto:Bedlington@rmsestateagents.co.uk)

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: ADSL Copperwire  
Mobile Signal Coverage Blackspot: No  
Parking: Double 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.

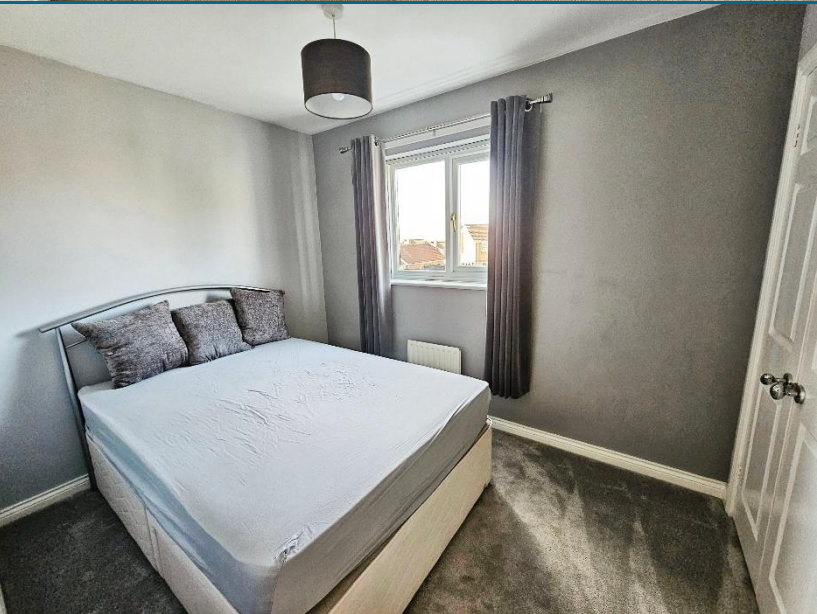
#### TENURE

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: E

EPC RATING: C

BD008071.SB.LB.08/04/2026.V.2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 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 relation to this property.

**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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