



Longmeadows | Broadoaks, Bedlington | NE22 6BR

# Offers In The Region Of £350,000

A much improved family home available on the sought after Broadoaks estate on the outskirts of Bedlington. With good access to road and transport links the property is beautifully presented and must be viewed to appreciate. Comprising briefly; spacious entrance hallway, lounge, a modern open plan kitchen and dining room with utility cupboards and rear garden access, downstairs wc and access to the family games room with media wall and French door access to the rear garden. Stairs to the first floor landing, four double bedrooms with en-suite to master and a gorgeous family bathroom. Externally the rear garden has a lawn and patio area with a raised deck and fitted for a hot tub with ample electric points. To the front there is a multi car driveway and recently added low maintenance resin/artificial grassed area and side access with a Tesla car charging point. A truly fabulous family home which won't stay on the market for long!

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**Detached House**

**En-Suite**

**Four Double Bedrooms**

**Double Driveway**

**Converted Garage/Family Room**

**Freehold**

**Downstairs Wc**

**EPC: B/ 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

#### 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, level access & 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**

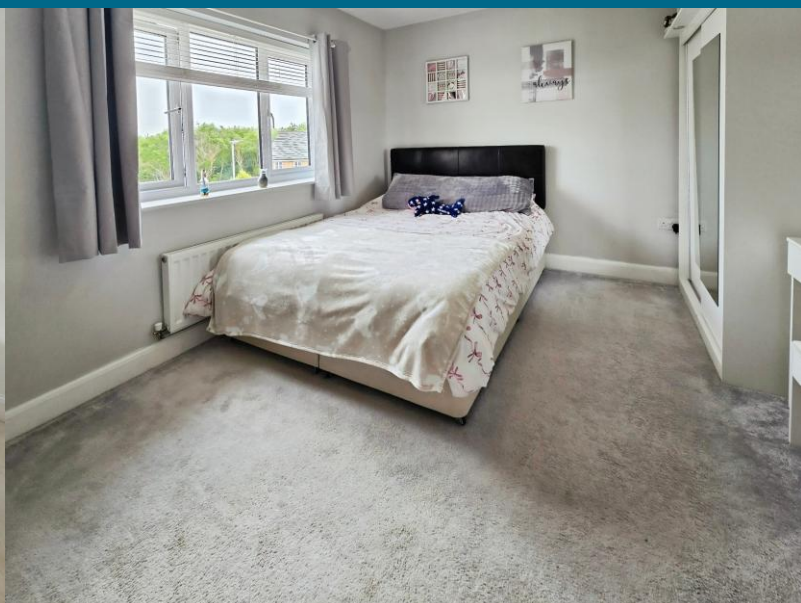
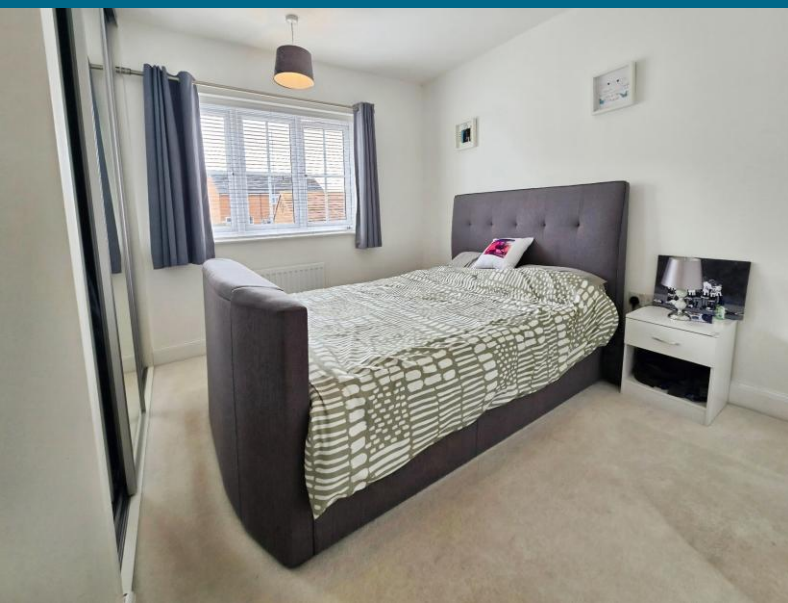
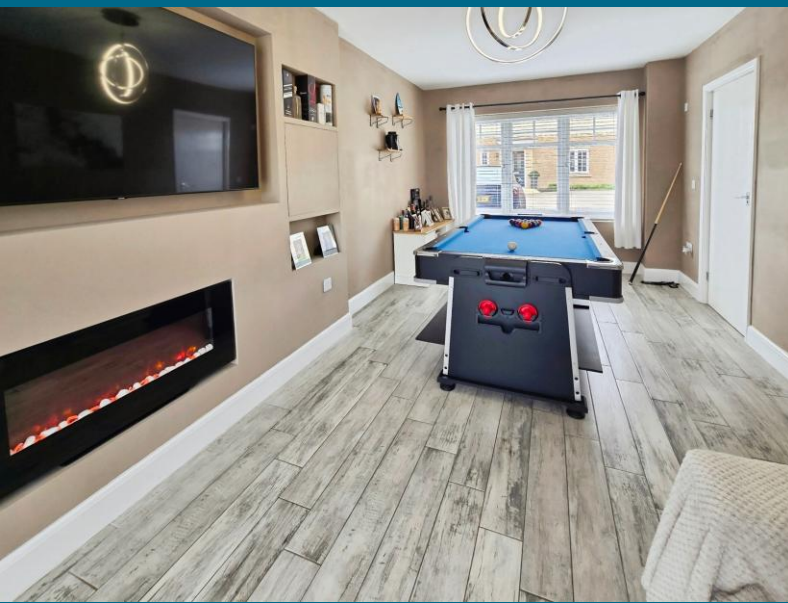
**EPC RATING: B**

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### Entrance

Via composite door.

### Entrance Hallway

Stairs to first floor landing, tiled flooring single radiator.

### Downstairs Wc

Low level wc, pedestal wash hand basin, tiled flooring, extractor fan, part tiling to walls and mirror, radiator, spotlights.

### Lounge 17.60ft into bay x 11.11ft (5.36m x 3.38m)

Double glazed bay window to front, radiator, television point.

### Family Room 10.02ft x 21.26ft (3.05m x 6.48m)

Double glazed window to front, double glazed patio doors to rear, feature radiator, tiled flooring, media wall with electric fire.

### Kitchen/ Dining Room 12.14ft x 16.35ft (3.70m x 4.98m)

Double glazed window to rear, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, under unit lighting, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted double oven, gas hob with extractor fan above, integrated fridge freezer and dishwasher, spotlights, utility cupboard plumbed for washing machine and space for dryer, double glazed patio doors to rear.

### First Floor Landing

Double glazed window to side, loft access, built in storage cupboard (housing combi boiler).

### Bedroom One 15'04ft x 11'06ft inc wardrobe (4.58m x 3.37m)

Double glazed window to front, radiator, fitted wardrobes.

### En-Suite 3.94ft x 5.10ft to shower (1.20m x 1.55m)

Double glazed window to side, low level wc, pedestal wash hand basin set in vanity unit, single radiator, extractor fan, shower cubicle (mains shower), part tiling to walls and mirror, spotlights, laminate flooring.

### Bedroom Two 12.71ft x 10.50ft into recess (3.87m x 3.20m)

Double glazed window to rear, single radiator.

### Bedroom Three 7.95ft x 14.12ft Max (2.42m x 4.30m)

Double glazed window to rear, single radiator.

### Bedroom Four 9.34ft x 10.32ft (2.84m x 3.14m)

Double glazed window to front, single radiator.

### Bathroom 6.29ft x 7.29ft Max (1.91m x 2.22m)

Three piece white suite comprising of; panelled bath, wash hand basin, low level wc, double glazed window to front, single radiator, part tiling to walls, tiled flooring.

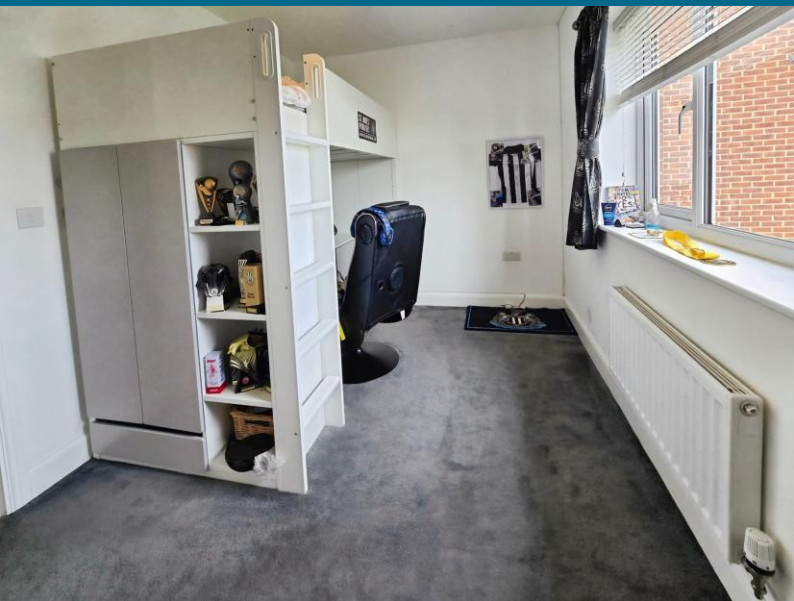
### External

Front garden laid mainly to lawn, double driveway. Rear garden laid mainly to lawn, decking area, two double electric points. Tesla car charging point to side (can be universal).

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.

**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.



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