



Longmeadows | Broadoaks | NE22 6BR

£425,000

Impressive five bedroom "Jura" detached family home on the recently developed Broadoaks estate on the outskirts of Bedlington. With excellent road and transport links to the main town centre, the property is well located for access to nearby schools and amenities and is ready to view now. Immaculately presented throughout, the property would make a beautiful family home and is ready to view now. Comprising briefly; spacious and welcoming entrance hallway, lounge with bay window to the front, downstairs w.c, fabulous kitchen/dining and family room to the rear with two sets of French doors leading to the stunning rear garden, utility room (with access to the double garage) stairs to the first floor landing, five bedrooms with en-suites to bedroom one and two and a modern family bathroom. Externally the rear garden is not overlooked and has been updated to include a lovely lawn and patio areas. To the front there is an open aspect garden and multi-car driveway (up to 4 cars) leading to a double garage. A stunning property which simply must be viewed to appreciate the size and standard of accommodation on offer.

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5



3



3

Detached Family Home

Landscaped Garden

Five Bedroom

Double Garage

En-Suites To Two Bedrooms

Freehold

Utility Room

EPC:B/ Council Tax:E

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 cabinet

Mobile Signal Coverage Blackspot: No

Parking: double garage, allocated parking price 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.

£23 per month- management charge for estate

ACCESSIBILITY

Level access.

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: B

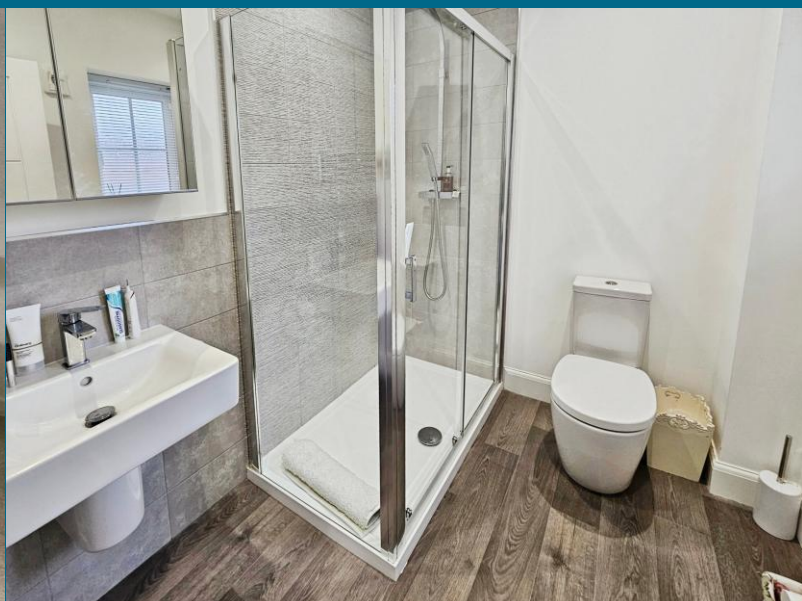
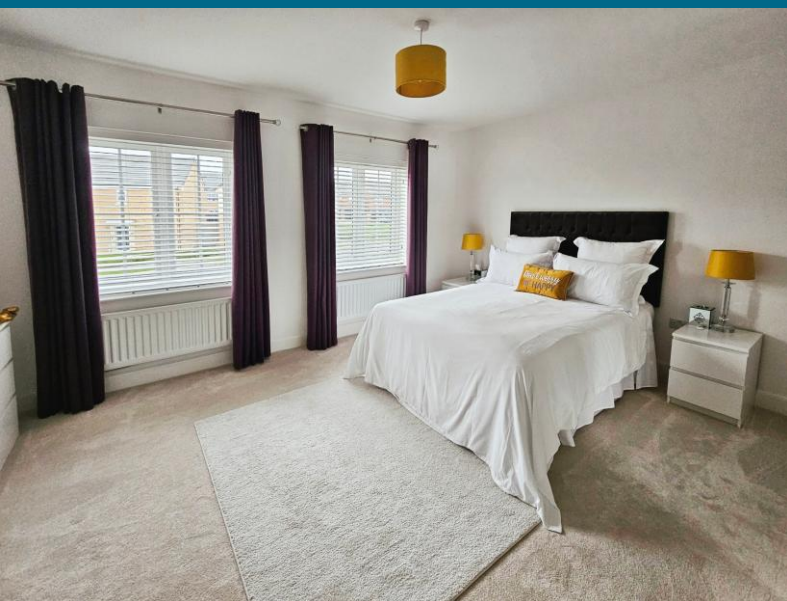
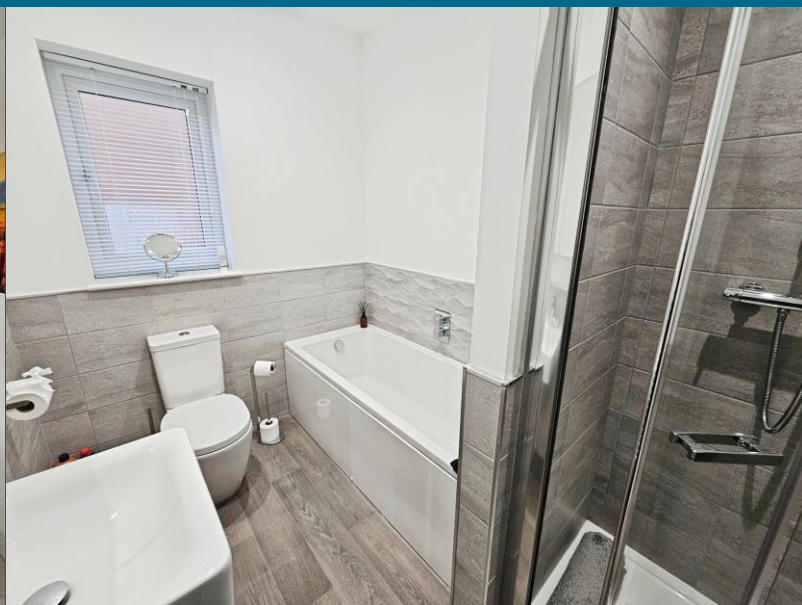
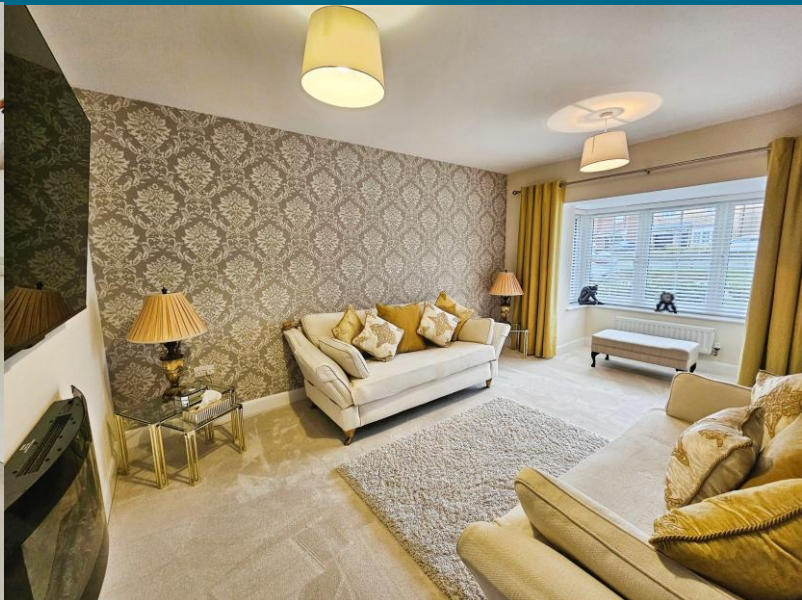
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Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Entrance

Via composite door.

Entrance Hallway

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

Downstairs Wc

Low level wc, pedestal wash hand basin, extractor fan, part tiling to walls, single radiator, spotlights.

Lounge 11'10ft x 18'06ft inc bay (3.61m x 5.64m)

Double glazed windows to front, two double radiators, electric fire, television point.

Kitchen 33'08ft x 10'02ft inc door recess (10.05m x 3.04m)

Double glazed window to front, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, upstands, double oven, electric hob with extractor fan above, integrated fridge freezer and dishwasher, laminate flooring, spotlights, two double glazed patio doors to rear.

Utility 7'00ft x 8'01ft inc door recess (2.13m x 2.46m)

Door to garage, fitted wall and base units, stainless steel sink unit, plumbed for washing machine, double radiator, laminate flooring.

First Floor Landing

Built in storage cupboard, loft access, radiator.

Loft

Insulated

Bedroom One 14'03ft inc wardrobes x 15'01ft max (4.34m x 4.59m)

Two double glazed windows to front, two double radiators, fitted wardrobes and drawers.

En-Suite 7'02ft x 6'04ft (2.18m x 1.93m)

Double glazed window to front, low level wc, floating pedestal wash hand basin, extractor fan, shower cubicle, part tiling to walls, spotlights, laminate flooring.

Bedroom Two 10'01ft x 11'11ft (3.07m x 3.63m)

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

En-Suite 6'03ft x 4'00ft + shower (1.91m x 1.21m)

Double glazed window to side, floating wash hand basin, low level wc, double shower.

Bedroom Three 9'08ft x 12'01ft (2.95m x 3.68m)

Double glazed window to rear, double radiator, television point.

Bedroom Four 10'09ft x 9'05ft (3.28m x 2.87m)

Double glazed window to rear, double radiator.

Bedroom Five/Study

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

Bathroom 12'00ft x 8'07ft max (3.66m x 2.62m)

Four piece white suite comprising of, panelled bath, floating pedestal wash hand basin, shower cubicle, low level wc, spotlights, double glazed window to side, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

External

Block paved front driveway leading to garage.

Rear garden laid mainly to lawn, patio area, flower beds, screen fencing, garden shed.

Garage

Double attached garage with electric door, power and lighting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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