



Warwick Grove | Bedlington | NE22 6NW

# Offers In Excess Of £380,000

Situated within the highly sought-after Hazelmere Estate in Bedlington, this exceptional family home offers generous and versatile living accommodation throughout.

Designed with family living in mind, the property boasts a spacious lounge, a superb kitchen/dining room featuring a central island, a second reception room, and an impressive 22ft conservatory spanning the rear of the home, creating an ideal space for entertaining and relaxation.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, alongside a modern family bathroom.

Externally, the property benefits from a driveway, mature front gardens, and a double garage.

The beautifully landscaped rear garden provides a wonderful outdoor retreat, complete with a patio area, dedicated bar area, pergola, mature trees and shrubs, a water feature, pond, and fire pit—perfect for enjoying outdoor living and entertaining guests.

Early viewing is highly recommended to fully appreciate the space, character, and outstanding features this remarkable family home has to offer.

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**Detached House**

**Conservatory**

**Four Bedroom**

**Double Garage**

**Study**

**Freehold**

**En-Suite To Master**

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

For any more information regarding the property please contact us today



T: 01670 531114

Bedlington@rmsestateagents.co.uk

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas & electric  
Broadband: Cable  
Mobile Signal Coverage Blackspot: No  
Parking: 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.

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: neighboring property, has expired planning application.

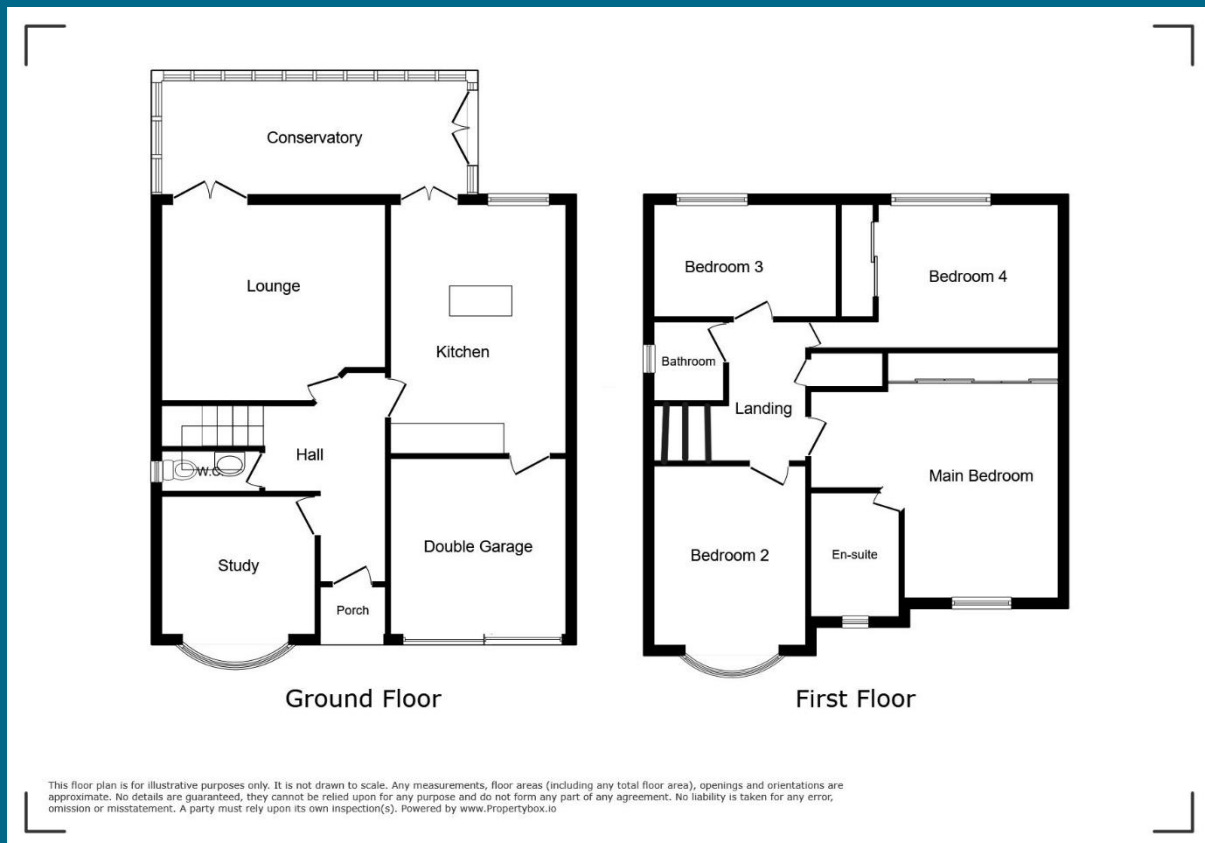
#### TENURE

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**

BD008956SB/SJ10.06.2026.v.6.



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## Entrance

Arch porch entrance, composite door.

## Entrance Hallway

Stairs to first floor landing, karndean flooring, single radiator, coving to ceiling.

## Downstairs Wc 6.14ft x 2.76ft (1.87m x 0.84m)

Double glazed window, low level wc, wash hand basin (set in vanity unit), part tiling to walls.

## Lounge 15.45ft x 13.01ft (4.70m x 3.96m)

Double glazed French doors to conservatory, double radiator, fire surround with gas fire, television point, coving to ceiling.

## Study 10.38ft x 9.24ft (3.16m x 2.81m)

Double glazed bay window to front, double radiator, coving to ceiling.

## Kitchen 16.39ft x 13.77ft (4.99m x 4.19m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, Belfast sink, tiled splash backs, space for range oven, space for fridge, integrated range oven, space for fridge freezer, dishwasher, karndean flooring, loft access, double glazed French doors to conservatory, access to garage.

## Conservatory 22.77ft x 10.60ft (6.94m x 3.23m)

Dwarf wall, double glazed windows, two double radiators, Karndean flooring.

## First Floor Landing

Double glazed window to side, loft access, built in storage cupboard, single radiator.

## Loft

Partially boarded.

## Bedroom One 12.43ft x 10.65ft (3.78m x 3.24m)

Double glazed window to front, double radiator, built in cupboards, television point.

## En-Suite 7.86ft x 5.29ft (2.39m x 1.61m)

Double glazed window to front, low level wc, pedestal wash hand basin, single radiator, shower cubicle (mains shower), part tiling to walls, tiling to floor.

## Bedroom Two 10.71ft x 9.61ft (3.26m x 2.92m)

Double glazed bay window to front, single radiator.

## Bedroom Three 12.43ft x 8.70ft (3.78m x 2.65m)

Double glazed window to rear, single radiator, storage built into fitted bed.

## Bedroom Four 10.71ft x 9.61ft (3.26m x 2.92m)

Double glazed window to rear, single radiator, double cupboard.

## Bathroom 7.47ft x 6.40ft (2.27m x 1.95m)

Three piece white suite comprising of; panelled bath with mains shower over, pedestal wash hand basin, low level wc, double glazed window to side, single radiator, tiling to walls, tiled flooring.

## External

Front garden laid to lawn, bushes and shrubs, flower borders, double driveway leading to garage.

Private South facing rear garden patio area, water feature, flower beds, bushes and shrubs, vegetable plot, summer house. Garden to side.

## Garage/ Utility

Attached double garage with up and over doors, power and lighting, plumbed for washing machine, fitted wall and base units with sink. Access from garden.



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