



Edinburgh Drive | Bedlington | NE22 6NY

Offers In Excess Of £280,000

Located in the highly sought-after Hazelmere Estate in Bedlington, this delightful family home is ready for its next chapter. The ground floor offers a welcoming breakfasting kitchen, a spacious lounge/diner, a convenient downstairs cloakroom, and a bright conservatory that opens directly onto the garden.

Upstairs, you'll find four well-proportioned bedrooms, including a master complete with ensuite, along with a modern family bathroom.

Externally, the property boasts a generous decked area leading from the conservatory and wrapping around to the side and rear gardens—perfect for relaxing or entertaining. To the front, a double driveway provides ample parking and leads to a single garage.

Viewing is essential to fully appreciate everything this fabulous home has to offer.

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1



2

Detached House

Breakfasting Kitchen

Four Bedroom

Garage & Gardens

Lounge/Diner

Freehold

Downstairs WC

EPC: D/ Council Tax:D

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains & Private supply

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

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.

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

BD009010SB/SJ24.08.2026.v.1

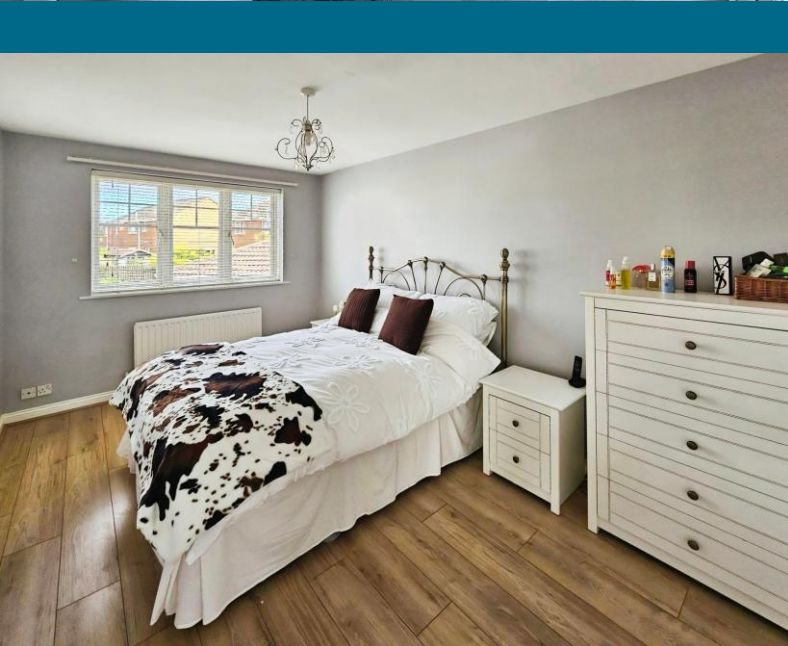
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Entrance

Via wood door.

Entrance Hallway

Stairs to first floor landing, laminate flooring.

Downstairs Wc 5.19ft x 2.95ft (1.58m x 0.89m)

Low level wc, pedestal wash hand basin, tiling to flooring, extractor fan, single radiator.

Lounge/ Diner 24.09ft x 11.26ft (7.34m x 3.43m)

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

Kitchen 14.00ft x 9.44ft (4.26m x 2.87m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with coordinating 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, space for fridge, integrated dishwasher, plumbed for washing machine, tiled flooring, door to rear entrance.

Sun Room 10.85ft x 8.89ft (3.30m x 2.70m)

Dwarf wall, double glazed windows.

First Floor Landing

Built in storage cupboard.

Bedroom One 14.07ft x 8.99ft (4.28m x 2.74m)

Double glazed window to front, single radiator, built in cupboard.

En-Suite 7.19ft x 3.35ft (2.19m x 1.02m)

Double glazed window to front, low level wc, pedestal wash hand basin, extractor fan, shower cubicle (mains shower), tiling to walls, heated towel rail, spotlights tiling to floor.

Bedroom Two 14.99ft x 8.33ft (0.60m x 2.53m)

Double glazed window to front, single radiator, built in cupboard.

Bedroom Three 8.84ft x 7.70ft (2.69m x 2.34m)

Double glazed window to rear, single radiator.

Bedroom Four 8.96ft x 7.70ft (2.73m x 2.34m)

Double glazed window to rear, single radiator.

Bathroom 6.32ft x 5.56ft (1.92m x 1.69m)

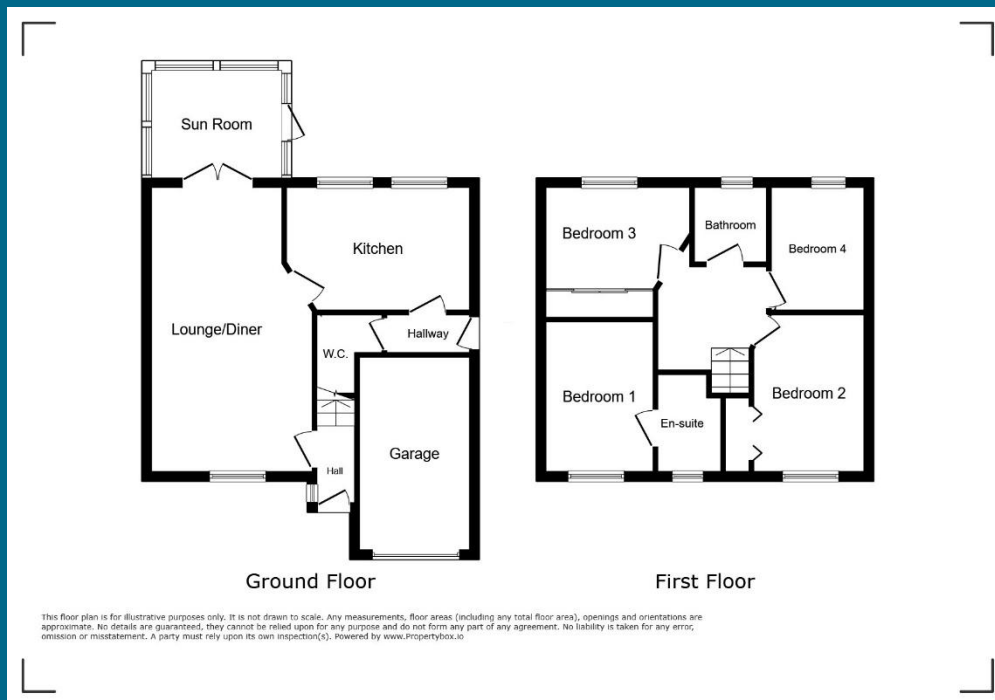
Three piece white suite comprising of; panelled bath, pedestal wash hand basin, low level wc, double glazed window to rear, single radiator, part tiling to walls, laminate flooring, extractor fan.

External

Laid mainly to lawn to the front, block paved driveway leading to garage. Rear garden laid mainly to lawn, decking area, bushes and shrubs.

Garage

Attached single garage with up and over door, power and lighting.



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.

