



Orchard Way | Bedlington | NE22 6BU

Offers In Excess OF £260,000

Located on the highly sought-after Broadoaks Estate in Bedlington, this beautifully presented four-bedroom detached family home is sure to appeal to growing families seeking space, comfort and quality throughout. Having been updated and maintained to a high standard by the current owners, this property must be viewed to be fully appreciated. The accommodation briefly comprises an inviting lounge to the rear with French doors opening onto the garden, a separate dining room to the front, a well-appointed kitchen, utility room and a convenient downstairs cloakroom/WC.

To the first floor, there are four generously sized double bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a modern family bathroom.

Externally, the property offers a double driveway leading to an integral garage, providing ample off-street parking. To the rear is an enclosed family-friendly garden, featuring a decking area ideal for outdoor dining and entertaining, together with a lawned section.

Early viewing is highly recommended to appreciate the size, presentation and excellent location of this fantastic family home.

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Detached Family Home

Utility Room

Downstairs Wc

Garage & Gardens

Four Double Bedrooms

Freehold

En-Suite To Master

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 & garage

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.

Management Charge - £196.00 per annum

NHBC guarantee – 4 years remaining

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

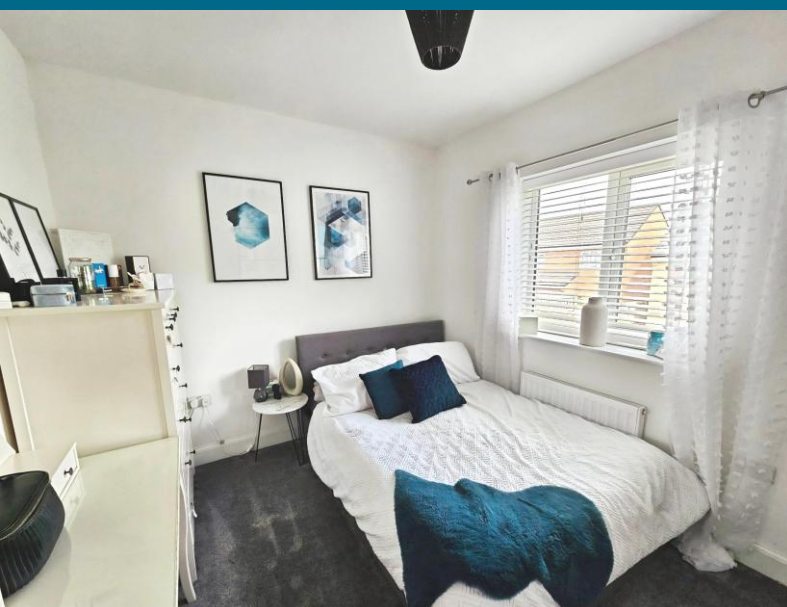
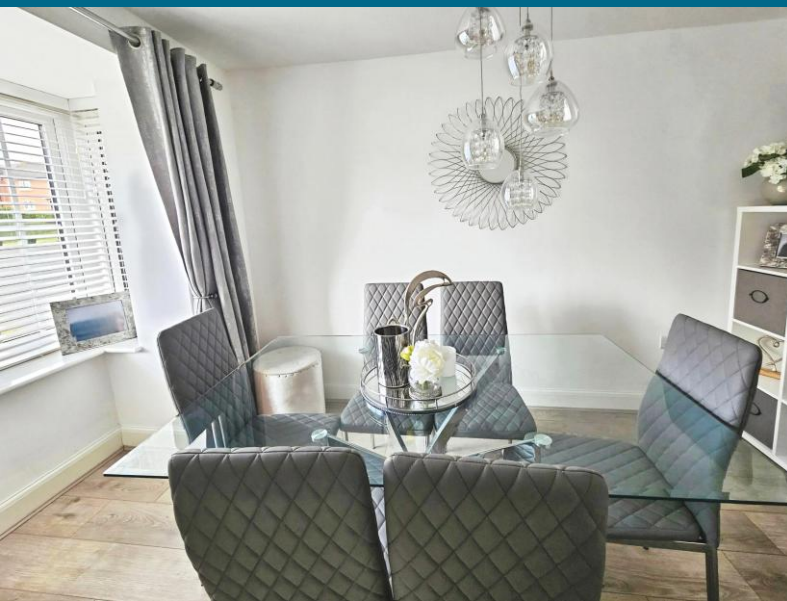
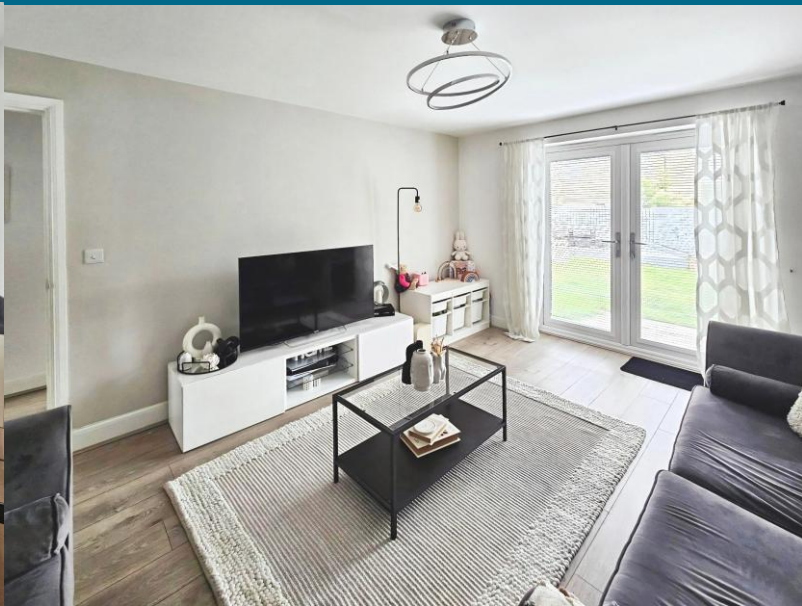
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Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

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Entrance

Via composite door.

Entrance Hallway

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

Downstairs Wc 4.76ft x 3.33ft (1.45m x 1.01m)

Low level wc, pedestal wash hand basin, laminate flooring, single radiator.

Lounge 15.04ft x 11.27ft (4.58m x 3.43m)

Double glazed patio doors to rear, double radiator, television point.

Dining Room 8.57ft x 7.99ft (2.61m x 2.43m)

Double glazed window to front, single radiator.

Kitchen 9.10ft x 10.31ft (2.77m x 3.14m)

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 taps, upstands, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, integrated dishwasher, laminate flooring, door to utility room.

Utility Room 5.44ft x 5.39ft (1.65m x 1.64m)

Fitted base units, plumbed for washing machine, single radiator, door to side garden.

First Floor Landing

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

Bedroom One 13.04ft x 8.84ft (3.97m x 2.69m)

Double glazed window to front, double radiator, fitted wardrobes.

En-Suite 6.61ft x 5.34ft (2.01m x 1.62m)

Double glazed window to side, low level wc, floating wash hand basin, extractor fan, shower cubicle (mains shower), part tiling to walls, heated towel rail, laminate flooring.

Bedroom Two 11.01ft x 8.75ft (3.35m x 2.66m)

Double glazed window to rear, single radiator.

Bedroom Three 9.52ft x 7.05ft (2.90m x 2.14m)

Double glazed window to front, double radiator.

Bedroom Four 9.60ft x 5.91ft (2.92m x 1.80m)

Double glazed window to rear, double radiator.

Bathroom 6.19ft x 6.07ft (1.88m x 1.85m)

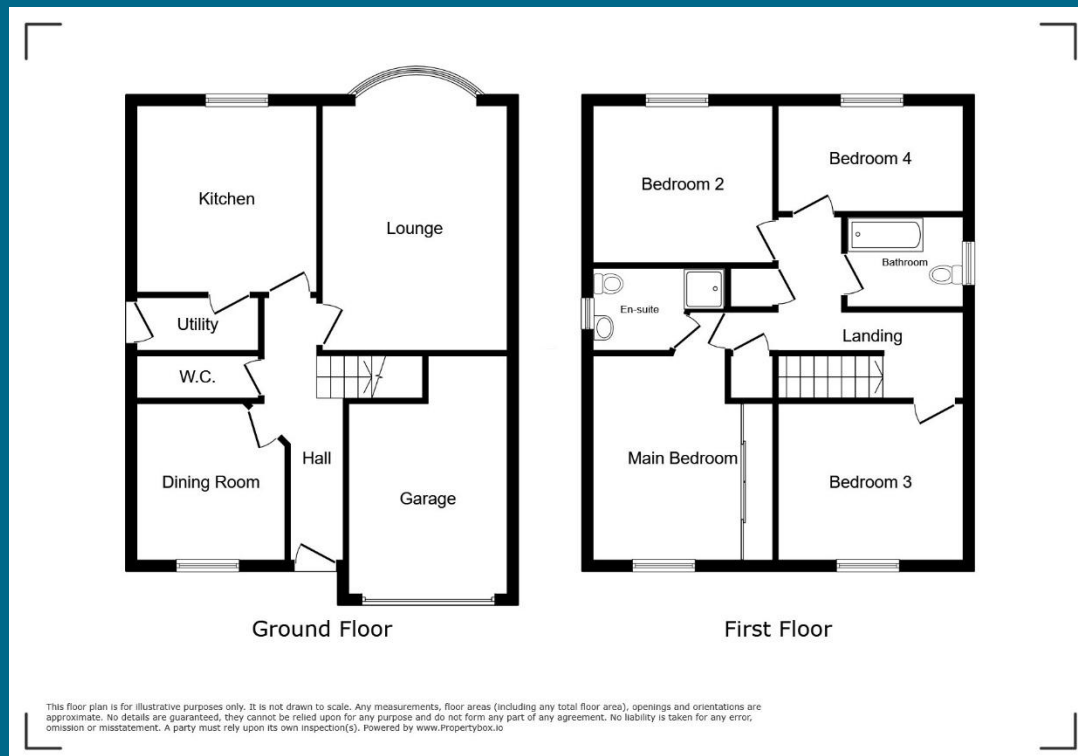
Three piece white suite comprising of; floating wash hand basin, low level wc, double glazed window to side, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

External

Front garden laid mainly to lawn, bushes and shrubs, block paved driveway leading to garage. Rear garden laid mainly to lawn, patio area, decking area, flower beds, screen fencing.

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.

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