



Ayton Court | Bedlington | NE22 6NS

Offers In Excess £280,000

Located on the highly sought-after Hazelmere Estate in Bedlington, this beautifully extended detached home is sure to appeal to a wide range of buyers.

The current owners have thoughtfully enhanced the property with a rear extension, creating a spacious and versatile living area featuring a cosy log burner, an additional utility/office room, and a stunning open-plan kitchen ideal for modern family living and entertaining.

Presented to an exceptional standard throughout, the three bedroomed detached home has been tastefully updated and well maintained, offering stylish and comfortable accommodation ready to move straight into.

Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.

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Detached House

Log Burner

Three Double Bedrooms

Downstairs Wc

Extended To Rear

Freehold

En-Suite

EPC: C/ Council Tax:C

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas & Log Burner

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.

ACCESSIBILITY

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: C

EPC RATING: C

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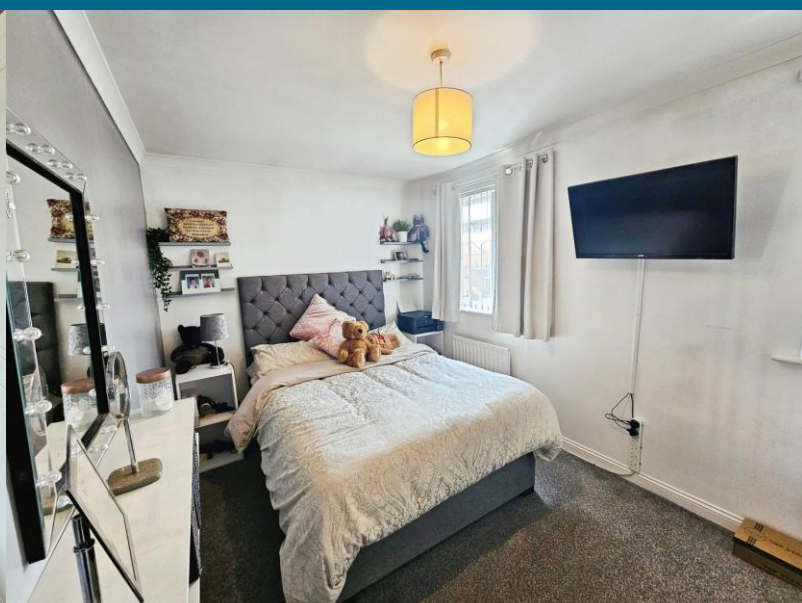
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 01670 531114

Bedlington@rmsestateagents.co.uk

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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, single radiator.

Lounge/Diner 12.19ft x 21.27ft (3.71m x 6.48m)

Double glazed window to front, fire surround with electric fire, built in storage cupboard, television point, coving to ceiling, double doors to sun room.

Kitchen 17.73ft x 9.75ft (5.40m x 2.97m)

Double glazed window to rear, double radiator, fitted with a range of wall, floor and drawer units with co-ordinating roll edge surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric double oven with warming drawer, electric hob with extractor fan above, space for fridge, laminate flooring, spotlights, open to extension/sun room.

Sun Room 16.58ft x 10.92ft (5.05m x 3.32m)

Double glazed windows, double doors to rear, wood burner, skylight.

Downstairs Wc 5.30ft x 3.28ft (1.61m x 0.99m)

Low level wc, pedestal wash hand basin, tiling to floor, double glazed window.

Utility Room 5.25ft x 6.53ft (1.60m x 1.99m)

Door to rear, fitted wall and base units, plumbed for washing machine.

Office 8.82ft x 7.39ft (2.68m x 2.25m)

Double glazed window to side, double radiator.

First Floor Landing

Built in storage cupboard.

Bedroom One 10.30ft x 9.28ft (3.13m x 2.82m)

Double glazed window to rear, built in cupboard, coving to ceiling, television point.

En-Suite 5.95ft x 5.16ft (1.81m x 1.57m)

Double glazed window to rear, low level wc, wash hand basin (set in vanity unit), extractor fan, shower cubicle (electric shower), tiling to walls, spotlights, tiling to floor.

Bedroom Two 12.22ft x 8.29ft (3.72m x 2.52m)

Double glazed window to front, built in cupboard, coving to ceiling, television point.

Bedroom Three 9.20ft x 7.98ft (2.80m x 2.43m)

Double glazed window to front, single radiator, built in cupboard, coving to ceiling, television point.

Bathroom 8.29ft x 5.55ft (2.52m x 1.68m)

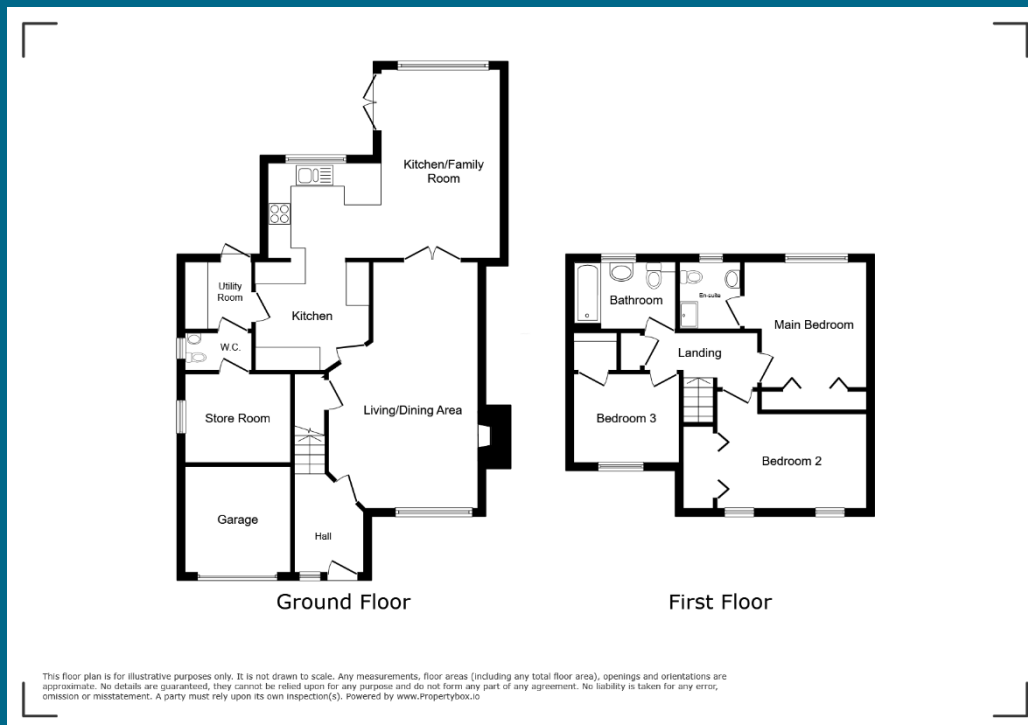
Three piece white suite comprising of; panelled bath with electric shower over, wash hand basin (Set in vanity unit), low level wc, double glazed window to rear, heated towel rail, tiling to walls and floor.

External

Front garden laid mainly to lawn, driveway leading to garage. Rear garden laid mainly to lawn, patio area, garden shed.

Garage

Single attached garage, 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.

