



Belsay Grove | Bedlington | NE22 5YU

Offers In Excess Of £275,000

Situated on the extremely popular Heritage Gardens development, close to the new Bedlington train station and offering excellent transport links to Newcastle city centre, this beautifully presented four-bedroom detached home provides spacious accommodation ideal for modern family living.

The property benefits from a well-designed layout and has been enhanced with the addition of a conservatory and a useful utility room to the ground floor, creating versatile living space for today's family lifestyle.

To the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a modern family bathroom.

Externally, the property offers a driveway leading to a garage, along with an attractive front garden. To the rear is a private enclosed garden featuring a patio area, lawn, and well-stocked flower borders, providing an ideal space for relaxing and entertaining.

Early viewing is highly recommended to fully appreciate the quality, space, and superb location of this lovely family home.

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2

Detached House

Downstairs Wc

Four Bedrooms

Front & Rear Gardens

En-Suite To Master

Freehold

Conservatory

EPC: C/ Council Tax:D

For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

Electricity: solar panels – owned outright

Water: mains

Sewerage: mains

Heating: mains gas

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

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

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.

COUNCIL TAX BAND: D

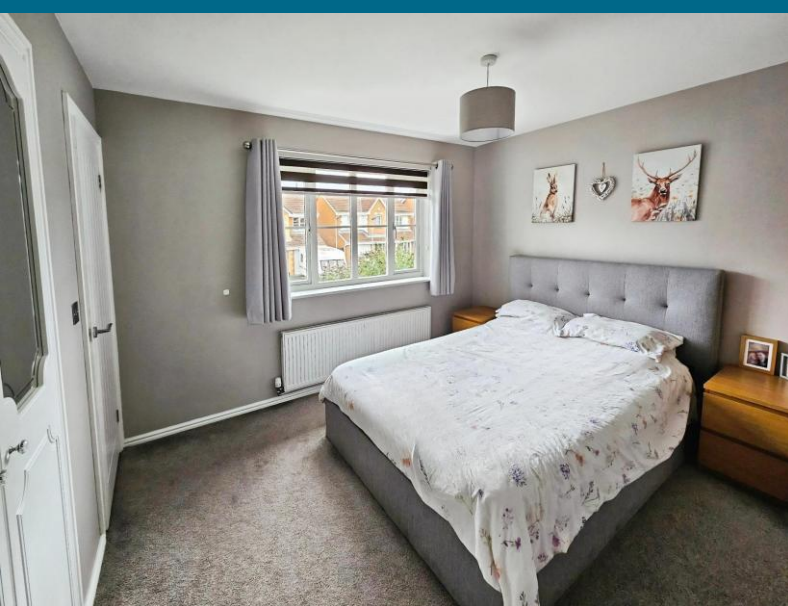
EPC RATING: C

BD009063SB/SJ.03.09.2026v.2

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Entrance

Via composite door.

Entrance Hallway

Stairs to first floor landing, double radiator storage cupboard.

Downstairs Wc 5.02ft x 2.91ft (1.53m x 0.88m)

Low level wc, pedestal wash hand basin, laminate flooring, extractor fan, double radiator.

Lounge 17.54ft x 10.37ft (3.34m x 3.26m)

Double glazed window to front, fire surround with electric fire, television point, coving to ceiling, double doors to:

Kitchen/Diner 25.25ft x 9.95ft (7.69m x 3.03m)

Double glazed window to rear, wall mounted radiator, fitted with a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, built in double oven, electric hob with extractor fan above, space for fridge freezer, laminate flooring, spotlights, double glazed patio doors to:

Conservatory 10.98ft x 10.37ft (3.34m x 3.16m)

Dwarf wall, double glazed windows.

Utility Room 7.67ft x 5.80ft (2.33m x 1.76m)

Fitted wall and base units, plumbed for washing machine, laminate flooring.

First Floor Landing

Loft access, built in storage cupboard.

Loft

Partially boarded, pull-down ladders, lighting and power.

Bedroom One 11.30ft x 10.85ft (3.44m x 3.30m)

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

En-Suite 7.41ft x 5.02ft (2.25m x 1.53m)

Double glazed window to front, low level wc, wash hand basin (set in vanity unit), cladding to ceiling, extractor fan, shower cubicle (mains shower), tiling to walls, heated towel rail, spotlights, tiling to floor.

Bedroom Two 10.77ft x 11.27ft (3.28m x 3.43m)

Double glazed window to rear, double radiator.

Bedroom Three 11.46ft x 8.44ft (3.49m x 2.52m)

Double glazed window to front, double radiators, built in cupboard.

Bedroom Four 8.42ft x 7.17ft (2.56m x 2.18m)

Double glazed window to rear, double radiator.

Bathroom 6.84ft x 6.80ft (2.08m x 2.07m)

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

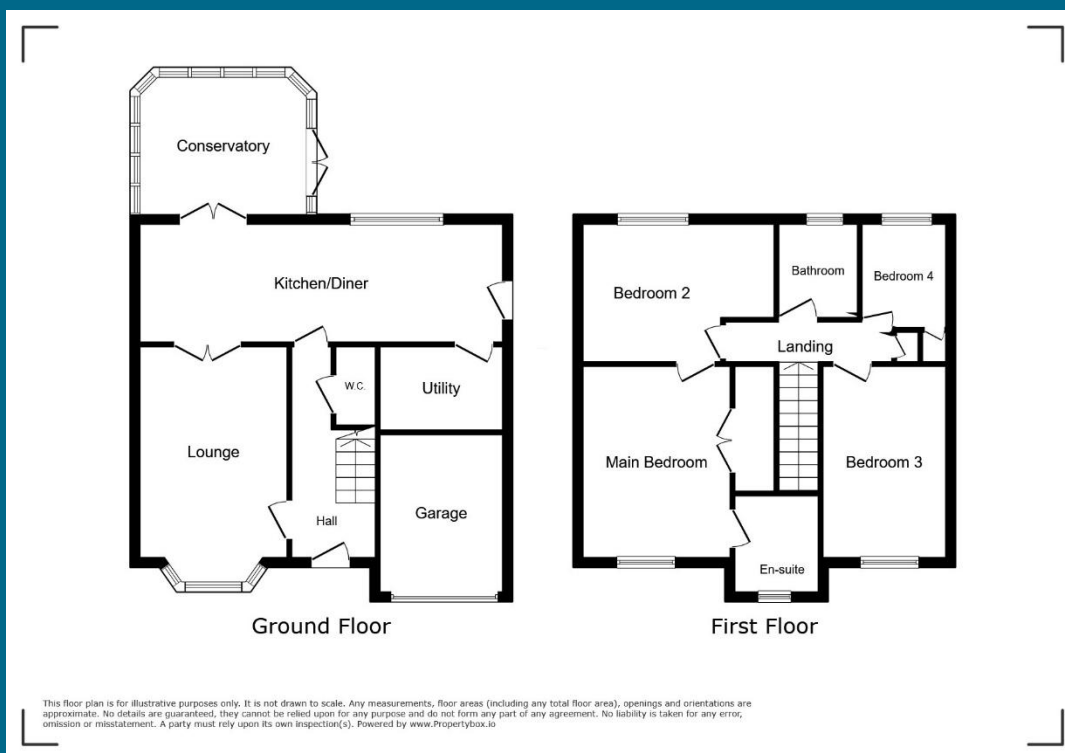
External

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

Low maintenance rear garden laid mainly to lawn, patio area, bushes and shrubs, screen fencing.

Garage

Attached single garage with electric roller 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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