



Nottingham Court | Bedlington | NE22 6PE

Offers In Excess Of £270,000

Beautiful three bedroom detached family home on the always sought after Hazelmere Estate in Bedlington.

Updated by the current owners to include a sun room to the rear, a converted garage which has been adapted in to a new hallway with storage and utility area and modern and neutral decoration throughout.

Briefly comprising; entrance hallway, lounge, modern kitchen and open plan dining room, sun room, downstairs w.c, stairs to the first floor landing, three good size bedrooms with en-suite to master and a lovely family bathroom. Externally there is a gorgeous garden to the rear, landscaped and well tended and to the front there is a multi-car driveway for ample off street parking and handy side access to the rear.

Early viewings are strongly advised.

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3



1



2

Detached House

Downstairs Wc

Three Bedrooms

Rear Garden

En-suite To Master

Freehold

Sun Room

EPC: D/ 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

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.

Vendor has advised garage has been converted and planning permission was obtained.

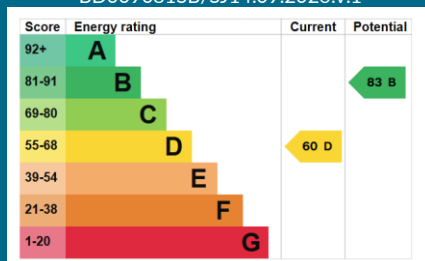
TENURE

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 – New EPC is currently being carried out.

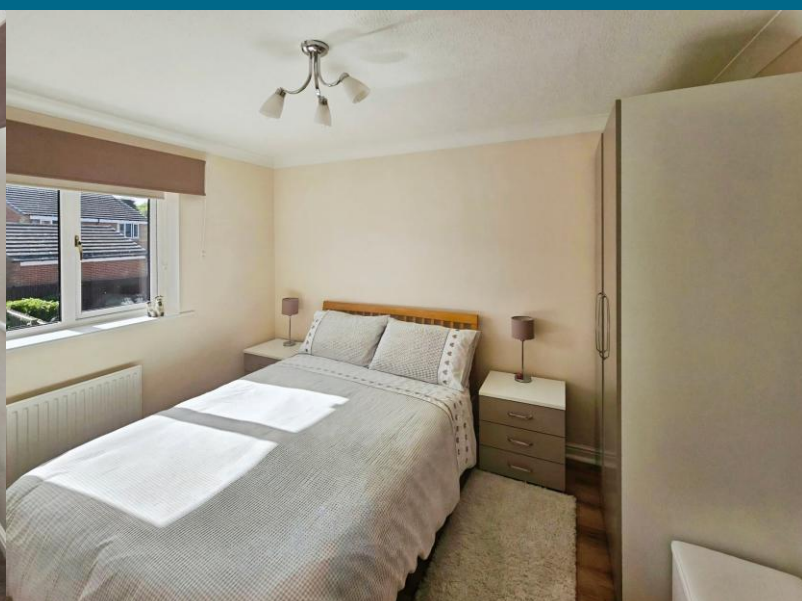
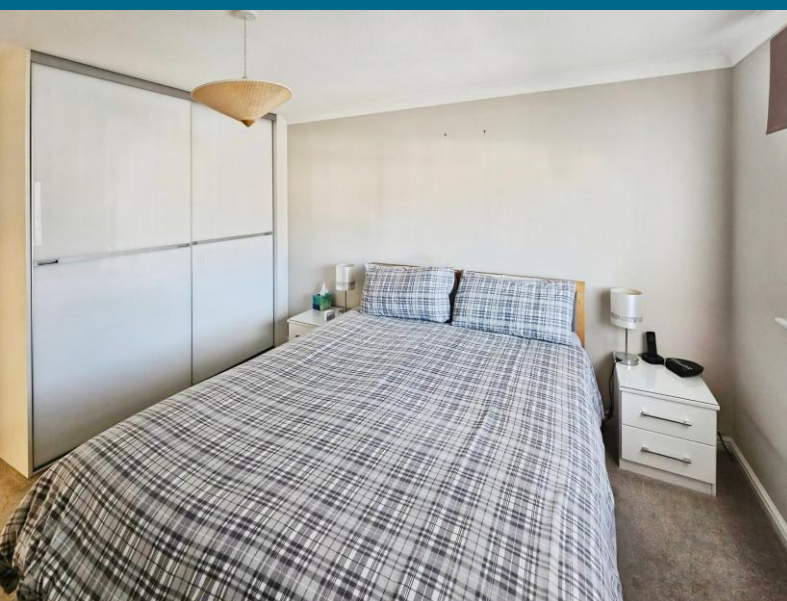
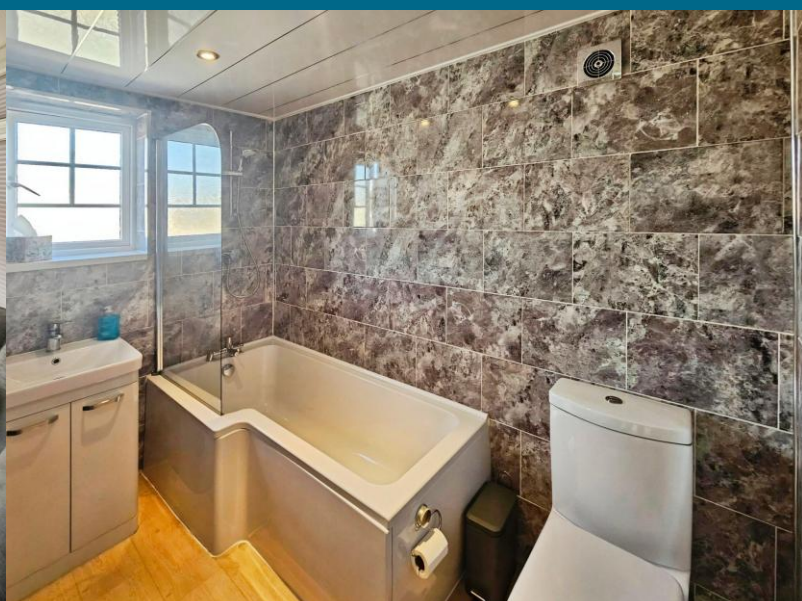
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Entrance

Via composite door, double glazed window to front.

Entrance Hallway/ Utility 17.38ft x 7.60ft (5.29m x 2.31m)

Laminate flooring, single radiator, plumed for washing machine and dryer.

Downstairs Wc

Low level wc, wash hand basin (set in vanity unit), extractor fan, cladding to ceiling, spotlights.

Lounge 16.19ft x 10.82ft (4.93m x 3.29m)

Double glazed window to front, double radiator, television point, telephone point, coving to ceiling, laminate flooring.

Kitchen 19.46ft x 11.08ft (5.93m x 3.37m)

Double glazed window, single radiator, fitted with a range of wall, floro and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in double oven, electric hob with extractor fan above, integrated fridge freezer and dishwasher, pan drawers, built in cupboard patio doors to:

Sun Room 12.41ft x 9.35ft (3.78m x 2.84m)

Dwarf wall, double glazed windows, feature radiator, television point.

First Floor Landing

Double glazed window, built in storage cupboard.

Bedroom One 13.21ft x 10.60ft (4.02m x 3.23m)

Double glazed window to front, single radiator, fitted wardrobes, coving to ceiling.

En-Suite 6.50ft x 4.04ft (1.98m x 1.23m)

Double glazed window to front, low level wc and wash hand basin (set in vanity unit), shower cubicle (mains shower), tiling to walls, spotlights, tiling to floor.

Bedroom Two 10.73ft x 11.13ft (3.27m x 3.39m)

Double glazed window to rear, single radiator, coving to ceiling, laminate flooring, loft access.

Loft

Partially boarded, pull down ladders, lighting.

Bedroom Three 8.08ft x 10.12ft (2.46m x 3.08m)

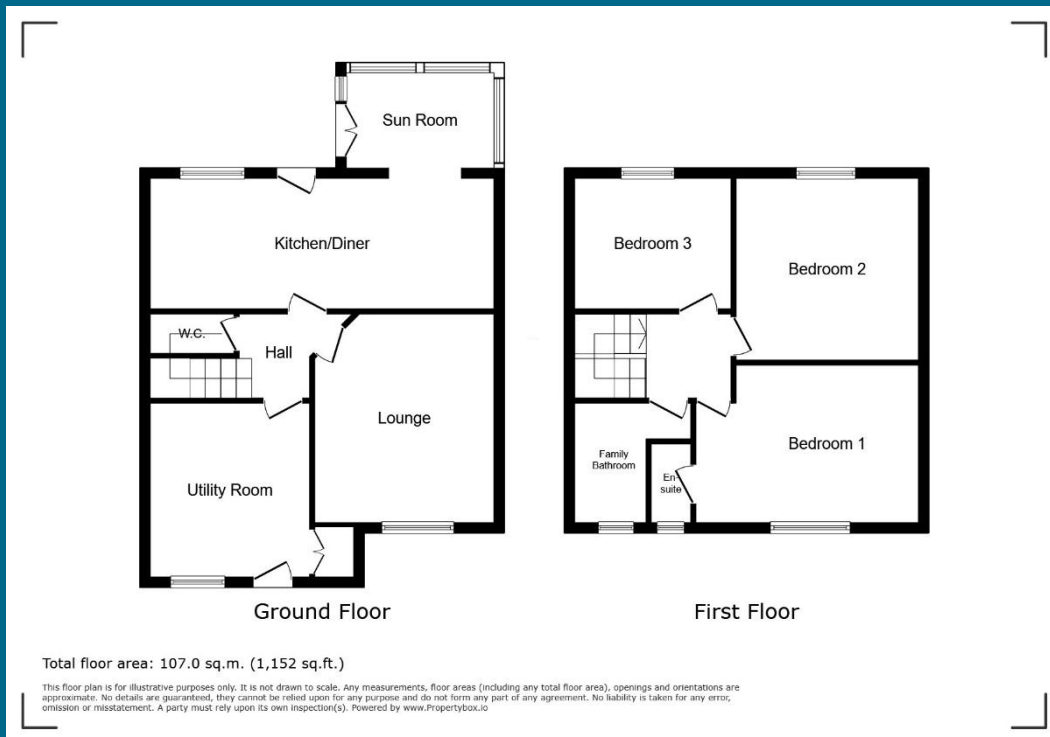
Double glazed window to rear, single radiator, coving to ceiling, laminate flooring.

Bathroom 9.72ft x 8.58ft (2.96m x 2.61m) L- Shape

Three piece white suite comprising of; panelled bath with mains power shower over, wash hand basin (set in vanity unit), low level wc, double glazed window to front, heated towel rail, tiling to walls, laminate flooring, cladding to ceiling, extractor fan.

External

Rear garden laid mainly to lawn, patio area, bushes and shrubs, screen fencing, water tap, garden shed.



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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