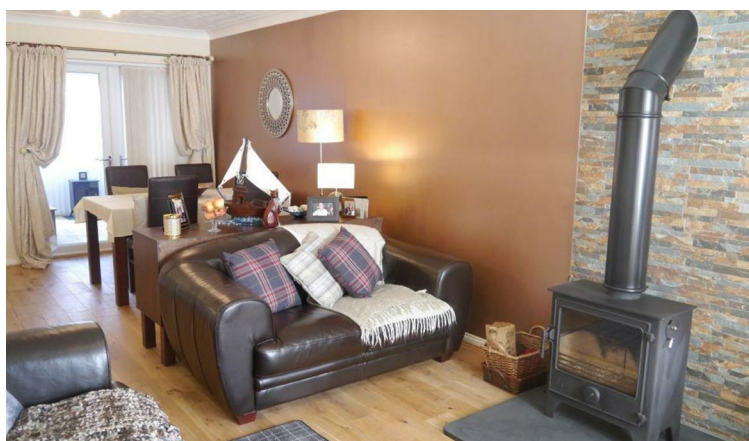




- 3 Bed Detached House
- Conservatory
- Garage
- Great Family House



- Superbly Appointed
- High Gloss Breakfasting Kitchen
- Front & Rear Gardens



- 24' Lounge/Diner with Wood Burner
- Well Appointed Bathroom & En Suite
- Head of a Cul-de-Sac

Superbly situated at the head of a cul-de-sac within this sought after development, this well appointed 3 bedroomed detached house has been much improved by the current owners. With gas fired central heating and sealed unit double glazing, the Entrance Hall leads to the 24' Lounge/Dining Room, the focal point of which is a multi fuel stove set on a polished slate heath. There is a bay window to the front with oak flooring continuing through to the Conservatory, overlooking and with doors to the rear garden. The Breakfasting Kitchen is fitted with a range of high gloss wall and base units, with inset sink unit to solid wood work surface and breakfast bar. There is a split level oven with 4 ring gas hob and extractor over, plumbing for a washer, combi boiler and door to the rear. Stairs lead from an Inner Hall to the First Floor Landing, with shelved linen cupboard. Bedroom 1 has built in double wardrobes and is to the rear, with an En Suite Shower/WC, fitted with low level wc, wash stand with wash basin and mirror over and shower quadrant with mains shower. Bedrooms 2 and 3 are both to the front. The Bathroom/WC has been refurbished with a contemporary white suite with modern chrome fittings, comprising low level wc, wash stand with wash basin and mirror fronted cabinet over and double ended bath with mains shower over and shower screen. The Garage is attached with an up and over door. Externally, there is a block paved Front Garden and parking area and a driveway to the garage. The Rear Garden has a patio with cold water tap, lawn and fence surround.

Ayton Court is situated on the popular Meadowdale development on the eastern periphery of Bedlington, well placed for local amenities, including schools, shops, pubs and restaurants. Bedlington is conveniently located with excellent road links to Morpeth, the coast and Newcastle.

Entrance Hall 4'9 x 3' (1.45m x 0.91m)

Lounge/Dining Room 10'8 x 24'9 (into bay) (3.25m x 7.54m (into bay))

Breakfasting Kitchen 12'1 x 10'11 (3.68m x 3.33m)

First Floor Landing

Bedroom 1 11'1 x 9'2 (3.38m x 2.79m)

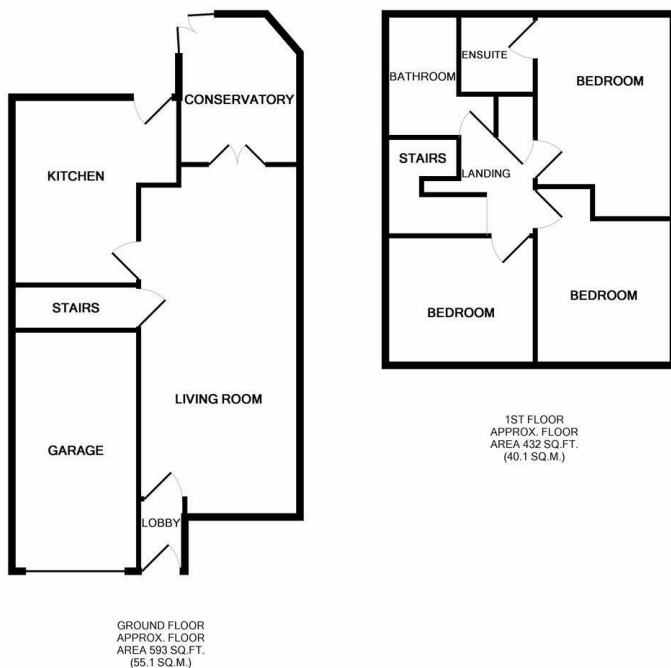
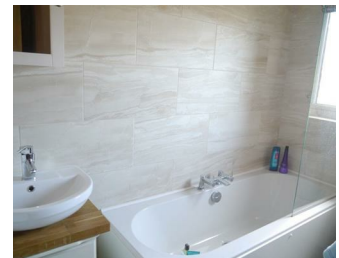
En Suite Shower/WC 5'3 x 5' (1.60m x 1.52m)

Bedroom 2 10'1 x 8'4 (3.07m x 2.54m)

Bedroom 3 9'8 x 9'3 (+dr recess) (2.95m x 2.82m (+dr recess))

Bathroom/WC 8' x 4'8 (+dr recess) (2.44m x 1.42m (+dr recess))

Garage 12'6 x 8' (3.81m x 2.44m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance: Current C Potential B

Council Tax Band: C

Northumberland County Council: 0345 600 6400

Meadowdale Academy: 0.57 Miles

St Budes RC Primary School: 0.7 Miles

Bedlington Church of England School: 1.3 Miles

Morpeth: 5.5 Miles

Newcastle Central Railway Station: 17 Miles

Newcastle International Airport: 12.2 Miles

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.