



Carisbrooke, Bedlington

Asking Price £265,000

 4  2  1  C

RICHARDSONS 



The kitchen area includes wooden upper and lower cabinets, a stainless steel range hood, a gas cooktop, and a double oven. A breakfast bar with a dark countertop holds a coffee machine and other items. The floor is dark grey tile.



The dining area features a wooden table and chairs. A tall white cabinet is visible in the background. A large glass door leads outside. The floor is dark grey tile.

A wooden cabinet with a light blue cloth on top, located near the glass door.

A light blue table with a diamond-shaped handle, partially visible in the foreground.

# Carisbrooke Bedlington, NE22 7LB

- FOUR BEDROOMS
- SOUTH / WEST FACING GARDEN
- SEPARATE UTILITY
- BLOCKED PAVED DRIVEWAY
- DETACHED HOUSE
- OPEN PLAN KITCHEN / DINER
- INTEGRATED APPLIANCES
- EPC RATING C



Asking Price £265,000



RICHARDSONS are delighted to welcome to the market this spacious four bedroom detached house located in Bedlington. The private estate is beautifully well kept and the subtle entry/exit has a sense of exclusivity to this modern street and also adds to the feel of security and privacy. Updated and extended by the current owners including newly fitted kitchen/dining room, separate utility and study.

Briefly comprising; Entrance porch with WC, a large lounge with feature fireplace, open plan kitchen/dining area with access via French doors to the rear garden, separate utility room and study. To the first floor there are three good sized bedrooms, a shower room and the master bedroom with en-suite. Externally there is a well maintained south/west facing garden to the rear of the property and a block paved driveway to the front offering buyers safe and secure off street parking.

Viewing is highly recommended.



## APPROXIMATE MEASUREMENTS

### ENTRANCE HALLWAY

**LOUNGE** (17'0" x 11'9") ((5.2m x 3.6m))

**KITCHEN/DINER** (16'4" x 16'0") ((5m x 4.9m))

**STUDY** (9'10" x 8'3") ((3m x 2.54m))

### DOWNSTAIRS W/C

**MASTER BEDROOM** (14'4" x 8'0") ((4.38m x 2.46m))

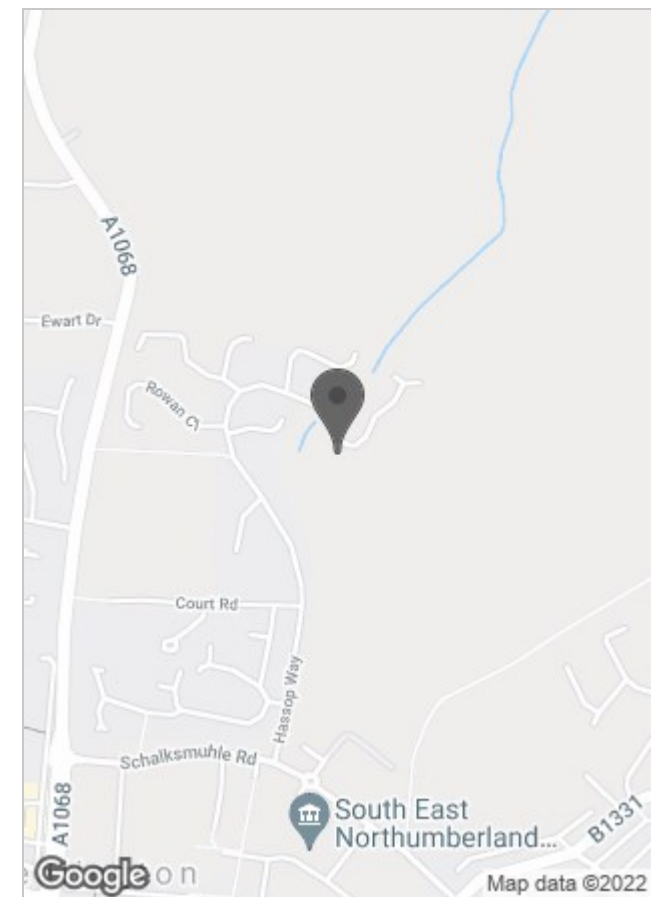
**BEDROOM TWO** (12'11" x 8'11") ((3.96m x 2.74m))

**BEDROOM THREE** (9'1" x 8'10") ((2.77m x 2.7m))

**BEDROOM FOUR** (7'2" x 9'6") ((2.2m x 2.92m))







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.