

**BRUNTON**  
RESIDENTIAL



**CLEARWELL PLACE, BEDLINGTON, NE22**

Offers Over £289,950

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Modern four-bedroom detached home situated on Clearwell Place, Bedlington. This delightful family home is thoughtfully arranged over two floors, providing generous and versatile living space ideal for modern family life.

The ground floor features a spacious lounge, separate dining room, an open-plan breakfast kitchen, and a bright and airy conservatory, along with a useful utility room and a convenient ground-floor WC. To the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en suite shower room, while a well-appointed family bathroom serves the remaining rooms. Externally, the property enjoys an enclosed rear garden and also benefits from a garage.

The property is ideally located in Bedlington, close to a range of local shops, schools, and everyday amenities. Excellent transport links provide convenient access to neighbouring towns and Newcastle city centre, making this a superb choice for families and professionals alike.

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The internal accommodation comprises: an entrance hall leading to all the main areas of the home. To the right is a front reception room/dining room with a front aspect window, and further along is a spacious lounge, also with a front aspect view. To the rear of the hallway lies an open-plan kitchen/diner with Amtico flooring, which flows into a bright and airy conservatory via French doors. The kitchen is well equipped with integral appliances and a range of floor and wall units, providing excellent storage and work surface space. A door from the kitchen leads into a useful utility room, which has an access door to the rear garden, as well as a convenient downstairs WC.

Stairs then lead up to the first-floor landing, where there are four well-proportioned bedrooms and a modern, well-appointed family bathroom, partially tiled walls, a WC, washbasin, and bath with overhead shower. The master bedroom further benefits from an en suite shower room.

Externally, the property has a mature hedged garden to the front. To the rear, the enclosed garden is predominantly block-paved, providing a seating area alongside a lawned section. The property further benefits from a detached garage while several visitor spaces for the area are located nearby.



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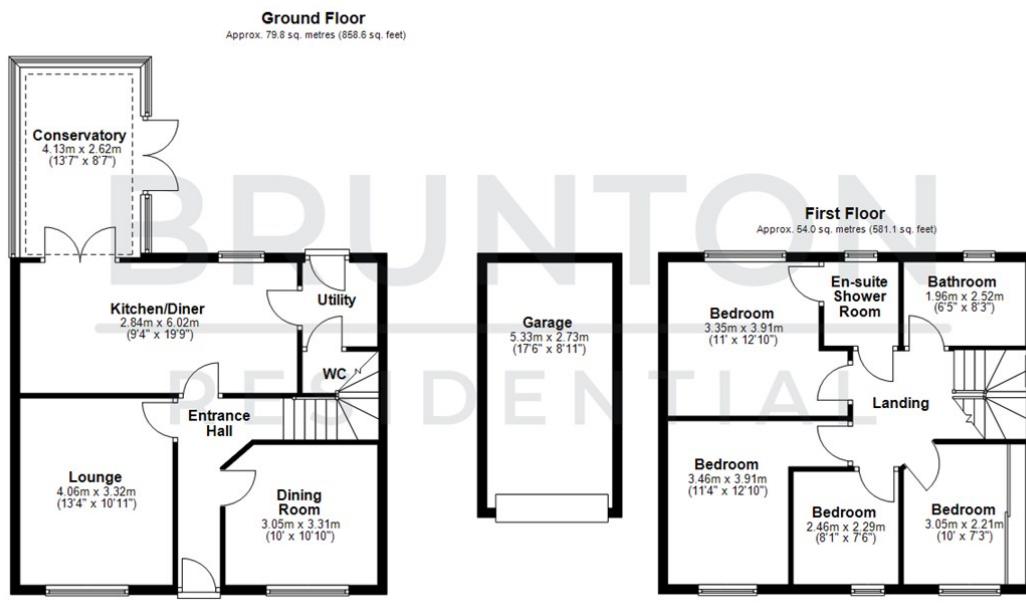
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	