

BRUNTON

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ORCHARD WAY, BROADOAKS, BEDLINGTON, NE22

£245,000

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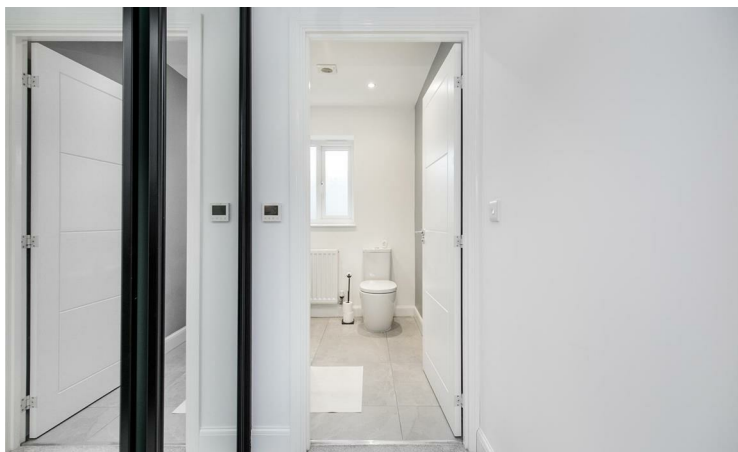
Well-presented three-bedroom detached home, located within the popular Broadoaks development in Bedlington. The property forms part of an established estate of similar detached homes and benefits from a family-friendly layout, contemporary finishes, and a pleasant residential setting.

The ground floor comprises a welcoming entrance hall, a spacious lounge, and a well-appointed kitchen/dining room providing ample space for everyday living and entertaining, along with a convenient ground-floor WC and utility room. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, and a modern family bathroom serving the remaining rooms. Externally, the property enjoys private outdoor space suitable for family use and entertaining, along with off-street parking and a garage.

This property sits within the Broadoaks development, which offers children's play areas and pedestrian walkways, and is conveniently positioned for access to Bedlington town centre, a range of local amenities, and excellent transport links to surrounding towns and coastal areas.

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The internal accommodation comprises: a welcoming entrance hallway with a staircase rising to the first-floor landing. To the left is a well-presented lounge, featuring a panelled feature wall, wood-effect laminate flooring, and a window overlooking the front aspect. To the rear of the property is a generous open-plan dining kitchen, fitted with a comprehensive range of wall and base units with contrasting work surfaces, tiled flooring with underfloor heating, and a full suite of integrated appliances including an oven, hob, extractor, dishwasher, and fridge/freezer. The dining area enjoys French doors opening onto the rear garden and provides access to a useful utility room, which houses the integrated washer dryer, a boiler cupboard, and a half-glazed external door leading outside. A convenient ground-floor WC completes the accommodation on this level.

To the first floor, the landing provides access to the loft, which is partially boarded for storage. The principal bedroom benefits from a dedicated dressing area with sliding mirrored wardrobes and access to a well-appointed en-suite shower room, featuring a walk-in cubicle with a mains-powered shower and underfloor heating. There is also a modern family bathroom fitted with a bathtub and underfloor heating, along with two further bedrooms comprising a comfortable double currently used as a guest room and a generous single bedroom presently utilised as a dressing room.

Externally, the rear garden is fully enclosed and designed for low maintenance, featuring an astroturf lawn, paved patio areas, secure boundaries, and gated side access. To the front of the property is a block-paved driveway providing off-street parking for two to three vehicles, together with an integrated single garage offering power, lighting, and an up-and-over door.



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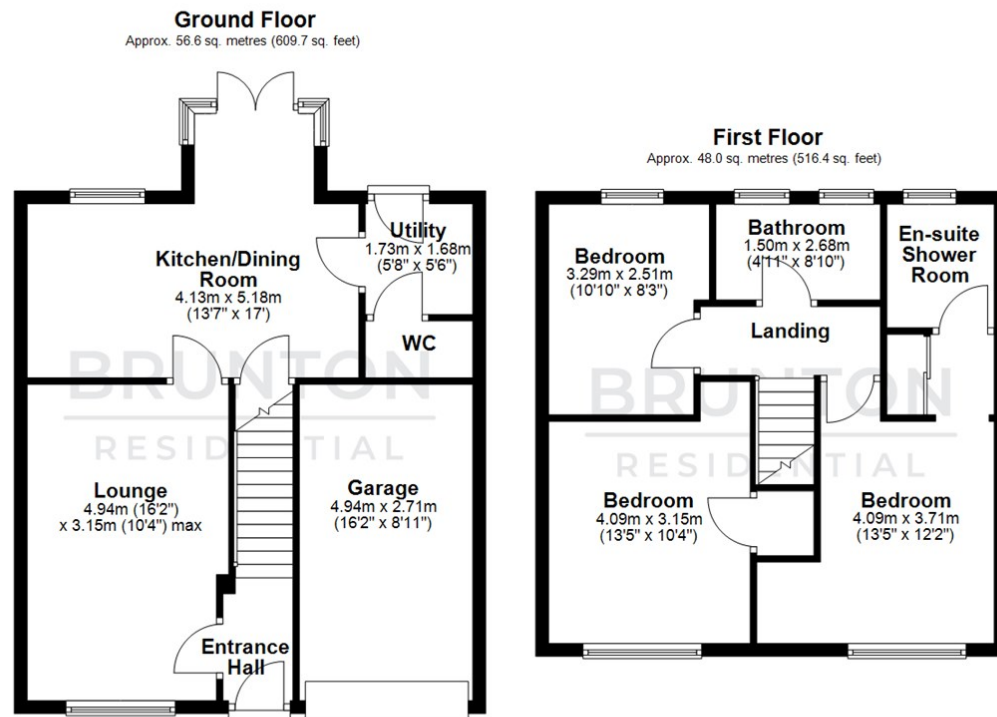
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



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			93
(81-91) B		82	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	