



Cragside Gardens
Bedlington

Cragside Gardens, Bedlington

- Spacious Detached Family Home
- Four Double Bedrooms
- Three Bathrooms, including jack and jill ensuite
- Exquisite, private plot with extensive garden
- Recent Modern Extension
- Double Garage With Off Street Parking For Multiple Vehicles

Offers In The Region Of £320,000

Occupying a generous corner plot on Heritage Gardens, with open rear aspect onto the woodland of Gallagher Park, Bedlington. This fabulous, large four bedroom detached house is a must see property for those looking for the perfect family home. Close to good road and transport links, the property has good access to nearby schools and amenities. With double glazing and gas central heating the accommodation comprises briefly; entrance hallway, office/playroom, downstairs w.c, spacious lounge leading to the dining room, family kitchen with dining space, utility room, extended sun room to rear, stairs to the first floor landing, four double bedrooms with a modern en-suite to bedroom one and a jack and jill ensuite to bedrooms two/three, and a family bathroom. Externally the property has a fabulous expansive garden to the rear with generous lawned and natural stone patio areas, with a low maintenance front garden, with multi-car driveway and a substantial double garage. Viewings are essential to appreciate the scale and standard of accommodation on offer.

PRIMARY SERVICES SUPPLY

Electricity: mains
 Water: mains
 Sewerage: mains
 Heating: mains
 Broadband: fibre (premises)
 Mobile Signal Coverage Blackspot: no
 Parking: multi car driveway and double garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Easements, servitudes or wayleaves? Yes -vendors note- easement within deeds for vehicular access to driveway (crosses land owned by neighbouring property).

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: C

BD007924CM/SO19.01.24.V.6

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		

Entrance

Via composite door.

Hallway

Double glazed window, solid wood flooring, radiator, storage cupboard, coving to ceiling.

Office/Play room 11'2 (3.43m) x 7'5 (2.25m)

Double glazed window to side, double radiator, coving to ceiling

Downstairs Wc

Low level Wc, tiled flooring, double glazed window to side, wash hand basin.

Lounge 17'5 x 11'6 (5.31m x 3.51m)

Double glazed bay window to the front, 2 double radiators, gas fire, television point, telephone point, coving to ceiling, spotlights, double doors to:

Dining Room 11'6 x 9'9 (3.51m x 2.97m)

Double doors to sun room extension, double radiator, coving to ceiling.

Sun Room 11'9 x 9'3 (3.58m x 2.82m)

Dwarf wall, double glazed windows, double radiator, Velux windows, double glazed doors to rear garden.

Kitchen/ Diner 14'5 x 10'9 (4.39m x 3.28m)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built in electric fan assisted double oven, gas hob with extractor above, integrated dishwasher, tiling to floor, spotlights, double glazed patio doors to the rear, understairs storage.

Utility Room 8'00 x 6'00 (2.44m x 1.91m)

Composite door to side, space for American fridge/freezer, plumbed for washing machine, space for tumble dryer, double radiator, tiled flooring.

Landing

Airing cupboard, shelved with radiator.

Loft

Boarded, ladder, lighting and electric sockets.

Bedroom One 12'8 x 11'9 (3.86m x 3.58m)

Double glazed window to the front, fitted wardrobes, double radiator, television point.

Ensuite 7'3 x 5'7 (2.21m x 1.70m)

Double glazed window to front, low level wc, wash hand basin (set in vanity unit), extractor fan, shower cubicle (mains shower), part tiling to walls, heated towel rail.

Bedroom Two – 11'10 x 10'5 (3.61m x 3.18m)

Double glazed window to the front, double radiator, television point, door to jack and jill bathroom.

Jack & Jill Ensuite 7'4 x 3'9 (2.24m x 1.14m)

Low level wc, pedestal wash hand basin, shower cubicle, extractor fan, double radiator.

Bedroom Three 11'7 x 9'5 (3.53m x 2.87m)

Double glazed window to the rear, double radiator, door to jack and jill bathroom.

Bedroom Four 12'9 x 8'5 (3.89m x 2.57m)

Double glazed window to the rear, double radiator, television point.

Bathroom/wc 6'8 x 5'0 (2.03m x 1.52m)

Three-piece white suite comprising of; low level wc, wash hand basin, panelled bath, part tiling to walls, spotlights, double glazed window to the rear, double radiator, extractor fan.

Externally

Open aspect low maintenance garden to the front, with multi car drive and double garage. Large enclosed lawned garden to the rear



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