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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

North Farm Estate

NEDDERTON VILLAGE, BEDLINGTON, NE22 6AY

OFFERS OVER

£365,000

2 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

North Farm Estate, Nedderton

OFFERS OVER £365,000 · FREEHOLD

Signature North East are delighted to welcome to the market this superb 2 bedroom detached bungalow, located on the outskirts of Bedlington in the quiet village of Nedderton, within a peaceful cul-de-sac setting. Enjoying a tranquil semi-rural position, this home offers an excellent balance of countryside living and everyday convenience. Ideally placed for commuting to Newcastle, Morpeth and surrounding areas, with good transport links, well-regarded schools and a range of local amenities nearby. The area also benefits from scenic walks, coastal attractions and a strong community feel. This property is offered with no onward chain.

On entering the property you are welcomed via an enclosed porch leading into the hallway, which benefits from underfloor heating along with the living room and kitchen. The spacious and bright living room provides ample space for a range of furnishings, with a central fireplace creating a focal point. Sliding doors open into the conservatory, which enjoys direct access to the front garden and picturesque countryside views. The open plan kitchen/dining area offers space for a dining table and includes a breakfast bar with seating for casual dining. The kitchen is fitted with a range of attractive wall and base units with sleek countertops, along with integrated appliances including oven, hob, dishwasher and fridge freezer. From here, access leads to a useful utility room with further access to the rear and side garden. The kitchen also benefits from sliding doors to the front garden.

The property continues with two generously sized bedrooms, both of which comfortably accommodate a double bed alongside additional furnishings, making them ideal for a variety of needs. Completing the internal accommodation is a modern shower room comprising a large walk-in shower, wash hand basin and W.C.





KEY FEATURES

- 2-bedroom detached bungalow in the peaceful semi-rural village of Nedderton, offered with no onward chain
- Bright living room with fireplace, underfloor heating & sliding doors leading to a conservatory with countryside views
- Open-plan kitchen/dining area with breakfast bar, integrated appliances & access to a separate utility room
- Two double bedrooms alongside a modern shower room with large walk-in shower
- Front & side gardens featuring lawned & patio areas
- Large driveway with ample off-street parking plus a single garage with electricity, toilet, sink area & outdoor power point

- Council Tax Band E
- EPC Rating D









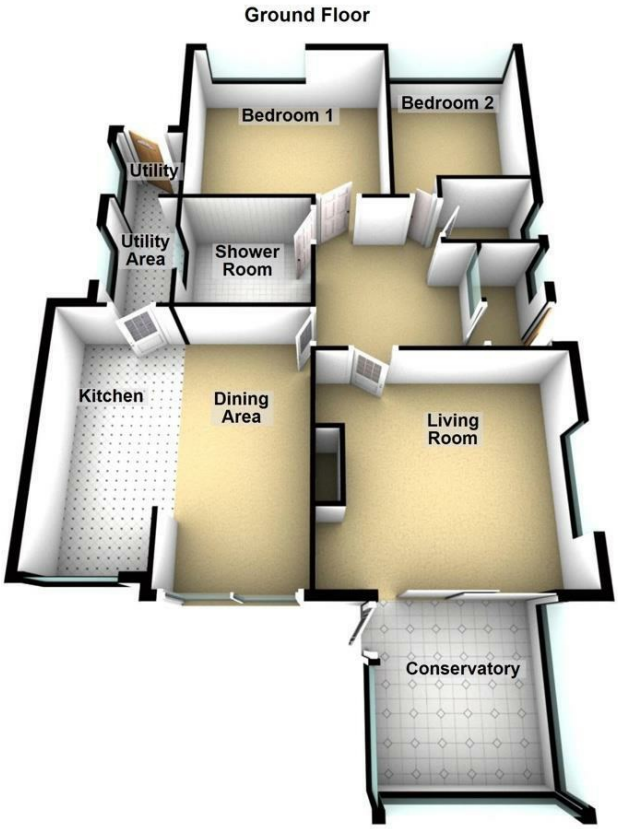


ACCOMMODATION

Room Dimensions

Living Room	4.48 x 4.87 (14'8" x 15'11")	Bedroom One	3.98 x 4.37 (13'0" x 14'4")
Conservatory	3.21 x 3.05 (10'6" x 10'0")	Bedroom Two	3.5 x 2.9 (11'5" x 9'6")
Dining Area	5.44 x 2.7 (17'10" x 8'10")	Shower Room	2.49 x 2.92 (8'2" x 9'6")
Kitchen	5.14 x 2.23 (16'10" x 7'3")		

FLOOR PLAN



Total area: approx. 118.9 sq. metres (1279.5 sq. feet)

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