

SIGNATURE

NORTH EAST

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📍 North Farm Estate, Bedlington NE22 6AY

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Offers Over £365,000

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.

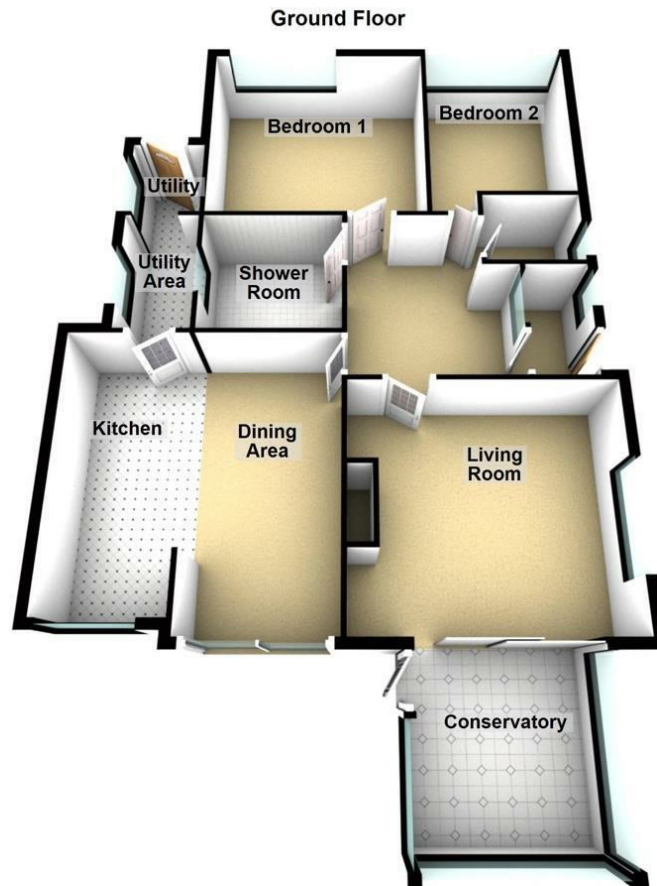
The property continues with two generously sized bedrooms, both of which comfortably accommodate a double bed alongside additional furnishings, making them ideal for a variety of needs. Completing the internal accommodation is a modern shower room comprising a large walk-in shower, wash hand basin and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

Externally, the home boasts a generous front garden laid mainly to lawn with a spacious raised patio area, ideal for outdoor seating and entertaining while enjoying countryside views. To the side and rear is an additional garden, also mainly laid to lawn. The property further benefits from a large front driveway providing ample off-street parking, along with a single garage which benefits from electricity, a toilet and sink area. An outdoor power point is also located on the front patio area, adding further practicality.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



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

Measurements:

Living Room
14'8" x 15'11"

Conservatory
10'6" x 10'0"

Dining Area
17'10" x 8'10"

Kitchen
16'10" x 7'3"

Bedroom One
13'0" x 14'4"

Bedroom Two
11'5" x 9'6"

Shower Room
8'2" x 9'6"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC







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