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## 4 Mansion Court

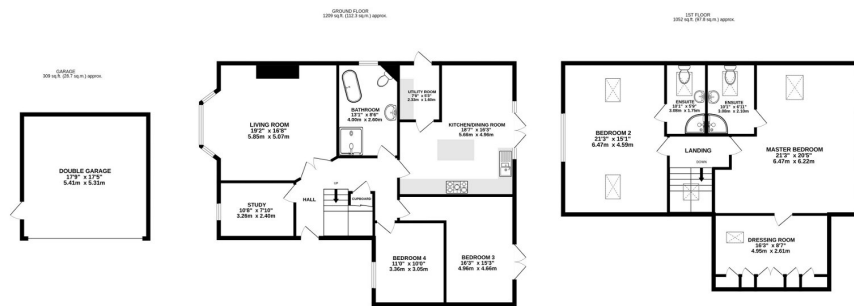
Offers Over £275,000

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- Please Quote Ref: AH0284 For All Enquiries
- Four Bedrooms Plus Dressing Room Off Master
- Large Front Aspect Living Room
- Home Office/Study
- Enclosed Courtyard Garden With Summer House
- Detached Family Home
- Ground Floor Family Bathroom Plus Two En-Suite Shower Rooms
- Good-Sized Kitchen/Diner With Utility Room
- Detached Double Garage
- Gated Development

Measuring in excess of 2500sqft, there is a great deal of space on offer with this very special detached family home, found behind the gates of a small private community. Arranged over two well proportioned floors, the internal accommodation includes four double bedrooms, two of which are simply massive with en-suite shower rooms, one with it's own dressing room, as well as a four-piece family bathroom & a home office at ground floor level. The reception/entertainment space includes a front aspect living room with feature fireplace as well as an open plan kitchen/dining room to the rear that opens to your own enclosed patio'd garden with Summer House. Adjacent to the kitchen is your utility room with external access door. As well as having your own driveway, there is a double detached garage opposite the front door. Space like this is rarely available at this price point so please act swiftly before this unique home is snapped up.



TOTAL FLOOR AREA: 2570 sq.ft. (238.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 02023

Energy performance certificate (EPC)

4 Mansion Court BELLINGHAM NE22 6LE	Energy rating <b>C</b>	Valid until: 20 April 2033 Certificate number: 1905-1217-4002-1924-3006
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Property type  
Detached house

Total floor area  
206 square metres

Rules on letting this property  
Properties can be let if they have an energy rating from A to E.  
You can read guidance for landlords on the regulations and exemptions [https://www.gov.uk/government/uploads/system/uploads/attachmentatachment\\_data/file/60000](https://www.gov.uk/government/uploads/system/uploads/attachmentatachment_data/file/60000)

Energy efficiency rating for this property  
This property's current energy rating is C. It has the potential to be B.  
[See how to improve this property's energy performance](#)