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5 Orchard Way,
Offers Over £280,000

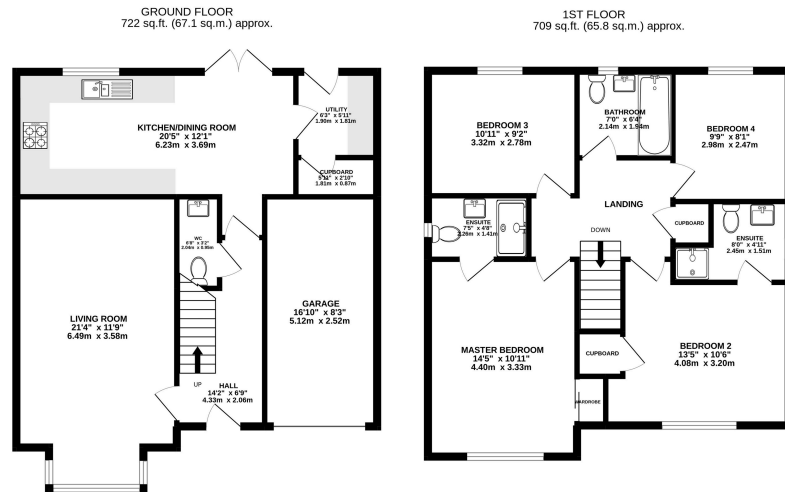
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- Please Quote Ref: AH0284 For All Enquiries
- Detached Modern Home (The Tressel By Miller Homes)
- Four Spacious Bedrooms
- Family Bathroom, Two En-Suite Shower Rooms & Downstairs WC
- Large Front Aspect Living Room
- Generous Kitchen/Dining Room With Utility Room Adjacent
- Enclosed Rear Garden With Gated Side Access
- Single Garage & Two-Car Driveway
- Beautifully Presented Top 2 Bottom
- Great Location

Spotless throughout, this 'nearly new' family home within the popular Broadoaks development at the top end of Bedlington comes to market offering a great deal of space for the money.

Arranged over two storeys, you'll find four well proportioned bedrooms, two with own en-suite shower rooms, plus a modern three-piece family bathroom that completes the principle first floor accommodation with an airing cupboard and loft access off the landing as well. There is a large front aspect living room as well as a substantial well-appointed kitchen/dining room making this the ideal home for growing families & those who like to entertain. Further benefits include a downstairs WC & a utility room with a storage cupboard beyond. With an attached single garage, a two-car driveway and an enclosed rear garden with gated side access, this beautifully presented house has everything you'd expect from a family home and more.



TOTAL FLOOR AREA: 1431 sq.ft. (133.0 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02022

15/11/2022, 19:35 Energy performance certificate (EPC) - Flat in easy furniture - GUYEK

Energy performance certificate (EPC)		
5, Oulston Way Bedlington NE20 6BU	Energy rating B	Valid until: 8 March 2030 Certificate number: 0519-5077-7377-6099-0309
Property type	Detached house	
Total floor area	125 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/guidance/energy-efficiency-landlord-guidance)		
Energy efficiency rating for this property		
This property's current energy rating is B. It has the potential to be A.		
See how to improve this property's energy performance.		
		The graph shows this property's current and potential energy efficiency.
Properties are given a rating from A (most efficient) to G (least efficient).		Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
For properties in England and Wales: the average energy rating is D the average energy score is 60		

<https://flat-energy-certificates.service.gov.uk/energy-certificates/0519-5077-7377-6099-0309/your-ecp>

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