



ALISTAIR HARPER POWERED BY **exp**™ UK

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14 Acomb Court

Offers Over £275,000

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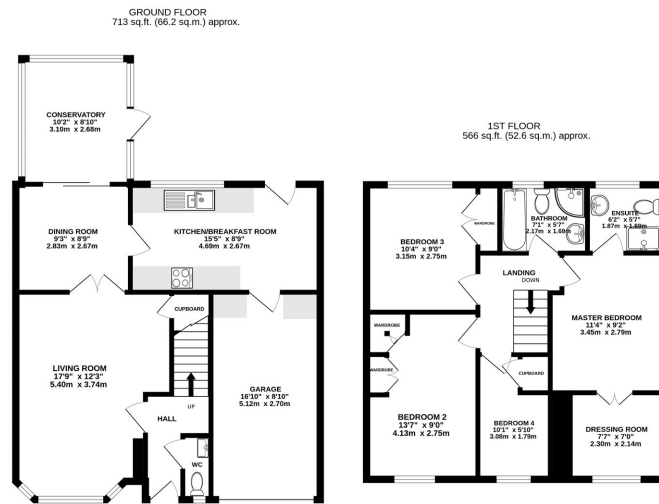


- Please Quote Ref: AH0284 For All Enquiries
- Four Bedrooms
- Dressing Room Off Master Bedroom
- Kitchen/Breakfast Room
- Enclosed Rear Garden With Open Space Beyond
- Detached Family Home
- Family Bathroom, En-Suite Shower Room & Separate WC
- Lounge, Dining Room & Conservatory
- Multi-Car Driveway & Integral Garage
- Quiet Cul-De-Sac Location

Located within one of Bedlington's more secluded cul-de-sacs, this well-appointed family home is offered to market by motivated sellers.

Internally, you'll find an impressive array of rooms including three separate reception rooms, a rear aspect kitchen/breakfast room as well as a downstairs WC. There is also have the added benefit of having direct access to your integral garage. The upper floor consists of three family bedrooms plus a master suite with own dressing room & ensuite shower room. You'll also find a separate family bathroom.

If a detached four bedroom, two bathroom home with ample parking, own garage and a peaceful enclosed garden space is what you are looking for, please reach out today to confirm access arrangements.



TOTAL FLOOR AREA: 1278 sq.ft. (118.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, doors 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 Metreapp CS2023

22/05/2023, 11:06 Energy performance certificate (EPC) - Flat in energy certificate - GYK1XK

Energy performance certificate (EPC)		
14 Acorns Court BEDLINGTON NE22 5QP	Energy rating C	Valid until: 18 April 2033 Certificate number: 3000-3811-0722-2297-3473
Property type	Detached house	
Total floor area	104 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)
<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

<https://find-energy-certificates.gov.uk/energy-certificates/3000-3811-0722-2297-3473?page=2>

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