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12 Edinburgh Drive

Offers Over £300,000

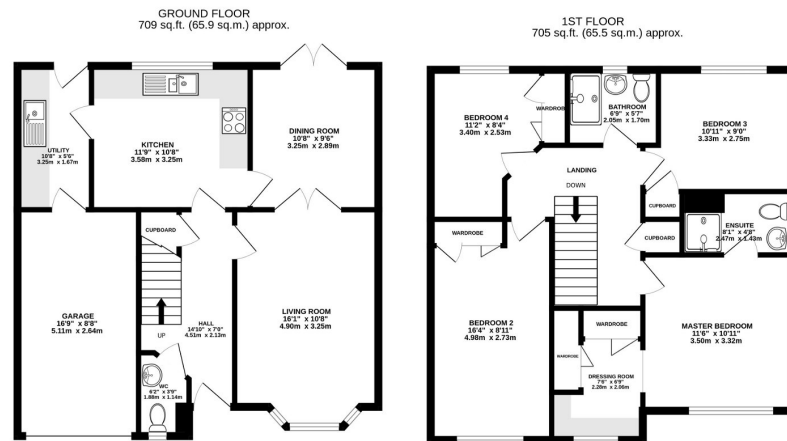
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- Please Quote Ref: AH0284 For All Enquiries
- Detached Family Home
- Four Well Proportioned Rooms All With Built In Storage
- Two Shower Rooms & A Dressing Room
- Double Reception Room With Direct Garden Access
- Modern Kitchen/Breakfast Room
- Utility Room & Downstairs WC
- Integral Garage & Driveway
- Large Rear Garden & Patio Space
- Fantastic Residential Location

This is very well presented home that has been lovingly looked after & maintained by the current owners. As a detached four bedroom family home within the Hazelmere Estate in Bedlington, it occupies a good-sized plot within comfortable walking distance of local schools, open green space as well as the various amenities that central Bedlington has to offer.

All bedrooms are really well-proportioned with built in storage within each (the master with its own separate dressing room) as well as two shower rooms, an airing cupboard and loft access. The ground floor offers two principle receptions interconnected through double doors, from which you have direct access to the large garden and patio space to the rear. From the principal dining room you can then pass through to a modern eat-in kitchen & separate utility room. There is the added benefit of internal access to the single garage from the utility room as well.



TOTAL FLOOR AREA : 1414 sq.ft. (131.3 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 C2023

24042023_02-27 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

12 Edinburgh Drive BEDLINGTON NE22 6DY	Energy rating C	Valid until: 23 April 2033 Certificate number: 2031-1794-9076-1209-4325
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Property type
Detached house

Total floor area
106 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/guidance/energy-ratings) <https://www.gov.uk/government/guidance/energy-ratings>

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](#)

<https://find-energy-certificates.service.gov.uk/energy-certificates/2031-1794-9076-1209-4325>

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