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📞 07813 673 606

10 Dunstanburgh Close

Offers Over £200,000

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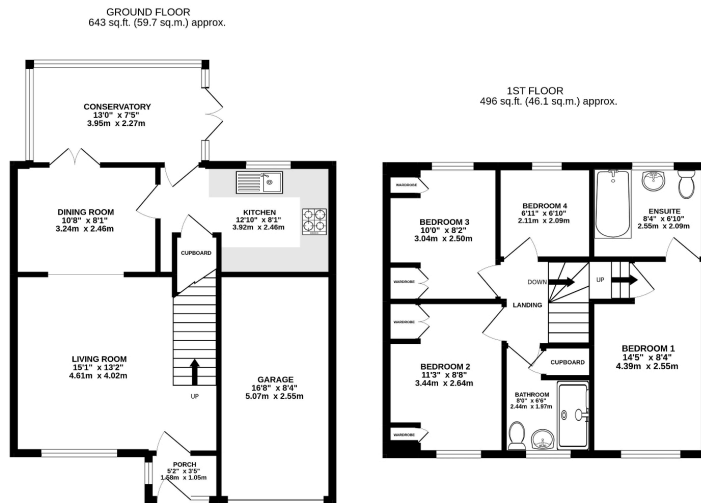
- Please Quote Ref: AH0284 For All Enquiries
- Semi-Detached Family Home
- Four Bedrooms (3 Doubles Plus 1 Single/Home Office)
- Shower Room & En-Suite Bathroom
- Double Reception Space + Conservatory To Rear
- Spacious Kitchen With Under-Stair Cupboard
- Enclosed Rear Garden With Gated Side Access
- Garage & Multi-Car Driveway
- Sought After Location
- Close To Local Schooling

An impressive semi-detached home set on a popular cul-de-sac within the Hazelmere Estate at Bedlington top end.

Extended by previous owners, the internal accommodation on offer is generous with four good-sized bedrooms at first floor level as well as a family shower-room & large en-suite bathroom adjacent to the spacious master suite that sits above the internal garage.

The ground floor space is ideal for a growing family or those that enjoy entertaining with three distinct reception areas that includes a conservatory to the rear that overlooks the low maintenance enclosed rear garden with gated side access.

Measuring in excess of 1100sqft internally with substantial off street parking to the front for a multi-car family, we expect a great deal of local interest from those looking to upsize.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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01/09/2022, 16:02 Energy performance certificate (EPC) - Final energy certificate - GWS/UK

Energy performance certificate (EPC)																																		
10, Dunstableburgh Close 20, BEDLINGTON NE22 8NA	Energy rating C	Valid until: 26 February 2035 Certificate number 8608-5485-7258-8727-0203																																
Property type	Semi-detached house																																	
Total floor area	86 square metres																																	
Rules on letting this property																																		
Properties can be rented if they have an energy rating from A to E.																																		
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the registry and exemptions https://www.gov.uk/guidance/energy-ratings-on-the-registry-and-exemptions																																		
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.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>71</td> <td>81</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C	71	81	55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
Score	Energy rating	Current	Potential																															
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<https://find-energy-certificates.gov.uk/energy-certificates/8608-5485-7258-8727-0203/print>

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