



### 3 bed semi-detached house to buy in NE22

Hetherington Way, Bedlington, Bedlington, Northumberland, NE22 6FF

**£237,000**

🏠 x3 🚗 x2 🚗 x2

Tenure  
**Freehold**

Off Street parking

### Property features

- ✓ CIRCA 2025
- ✓ Three Bedrooms & En-Suite
- ✓ Spacious Open-Plan Kitchen
- ✓ Double Driveway & Gardens
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Nicely positioned within the highly popular Fenwick Park development, located on the outskirts of Bedlington. CIRCA 2025, the home is practically new but with all the extras upgrades the sellers have invested in. It's a blank canvass for a new owner and offers a lovely light and airy feel throughout.

The ground floor reception room and generous sized dining kitchen can either remain separate or combine; the latter allows the natural light to flood and flow into space. The dining kitchen, situated at the rear, is fitted with a stylish range of units and integrated appliances. French doors bring the outside in and the westerly aspect offers the daytime and evening sunlight. A utility room and cloakroom WC complete the ground floor accommodation.

The staircase, which leads from the entrance hall takes you to the upper level and a spacious landing. All the three bedrooms are well proportioned, two of the rooms have their own fitted sliding door wardrobes and the main bedroom has its own en-suite shower room. The principal bathroom consists of a white three piece suite.

Parking is not an issue with a double width driveway located at the front of the building. The rear garden is nicely enclosed and comes with a useful shed, water butt and outside tap.

The seller has informed us the PIV ventilation unit which has been installed will be included within the sale. Solar panels and EV charger.

This modern development has been hugely popular mainly due to its ease of access into the historic town and the ample green space surrounding.

Viewings are taking place now, please call to book.

Council Tax Band: C

Tenure: Freehold

Price: Offers In The Region Of £237,000

Property Type: Semi-detached house

Parking: Off Street, EV Charging

Construction materials: Timber frame

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas, Solar

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

1.90m x 4.77m (6'2" x 15'7")

Entrance door opening into the hall. A staircase takes you to the first floor landing. Access into the cloakroom/WC, reception room and dining kitchen. Under stairs useful storage cupboard, central heating radiator and attractive flooring.

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## Reception Room

3.15m x 3.76m (10'4" x 12'4")

A pleasant room, situated to the front with a double glazed window and central heating radiator. The floor coverings is tasteful and sliding doors lead you into the dining kitchen.



## Additional Reception Image



## Dining Kitchen

3.14m x 4.87m (10'3" x 15'11")

A wonderful space! Offering plenty of floor area and fitted with a tasteful range of wall and preparation units, spanning the length of the room. Integrated appliances include: oven, hob and extractor hood, fridge and freezer. Once again, the floor coverings are attractive and uniform to the flooring in the living room. French doors open into the private rear garden, bringing the outside in. Central heating radiator and access into the utility room.

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## Another Kitchen Image



## Utility Room

1.89m x 1.51m (6'2" x 4'11")

With access into the private rear garden. Work surfaces, integrated washing machine, wall mounted boiler.



## Cloakroom/WC

Integral.

A white two piece suite comprising: low level WC and wash hand basin. Extractor, central heating radiator.



## First Floor Landing

2.03m x 3.61m (6'7" x 11'10")

Spacious and providing access into the three bedrooms, principal bathroom and loft.

## Main Bedroom

2.71m x 4.22m (8'10" x 13'10")

A nice double room situated to the rear. Fitted sliding door wardrobes, central heating radiator and double glazed window. Access in the en-suite shower room.



## En-Suite Shower Room

A three piece suite comprising: walk-in shower cubicle, low level WC and wall mounted wash hand basin. Double glazed window to the side, wall and floor coverings to complement the suite, heated towel rail.



## Bedroom Two

3.05m x 3.23m (10'0" x 10'7")

Another pleasant room situated to the front with a double glazed window, fitted sliding door wardrobes and a central heating radiator.



## Another Bedroom Two Image



## Bedroom Three

2.47m x 2.89m (8'1" x 9'5")

A respectable sized third bedroom, situated to the rear. Double glazed window, central heating radiator.



## Another Bedroom Three Image



## Principal Bathroom

2.14m x 1.71m (7'0" x 5'7")

Located to the front.

A white three piece suite comprising: low level WC, wash hand basin and bath. Heated towel rail, tiling to walls, double glazed window.



## Outside

There is a double width driveway and an attractive patch of garden, with plants and artificial lawn. To the rear, there is a private enclosed garden with paved patio, raised borders, useful shed, water butt and an outside tap. A side path leads you back to the front.



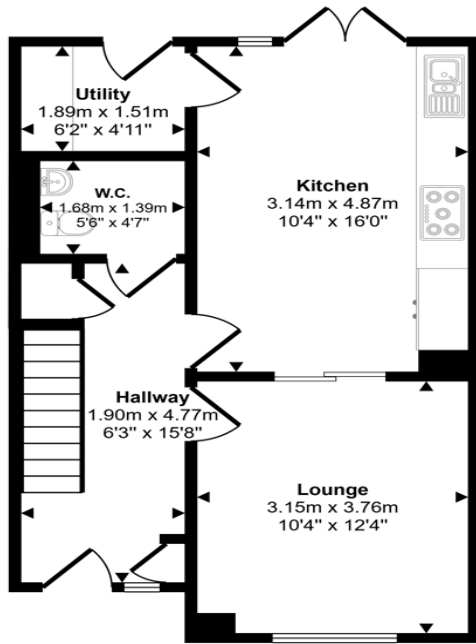
## Another Outside Image



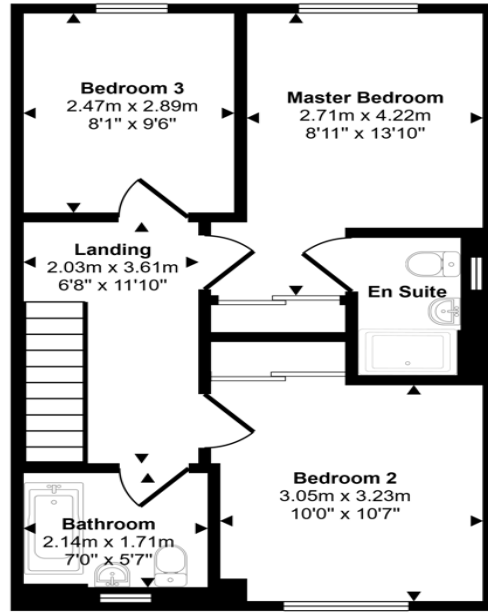
## Floor Plan



Approx Gross Internal Area  
91 sq m / 975 sq ft



**Ground Floor**  
Approx 44 sq m / 472 sq ft



**First Floor**  
Approx 47 sq m / 503 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	90	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hetherington Way, Bedlington, Bedlington, Northumberland, NE22 6FF

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