

SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 North Farm Estate, Nedderton Village NE22 6AY

North Farm Estate, Nedderton Village NE22 6AY

Offers Over £450,000

Signature North East welcomes you to this impressive four-bedroom detached Dutch bungalow, ideally positioned within the desirable village of Nedderton. Well-presented throughout, the property offers modern interiors that create an inviting setting within a peaceful village environment with an abundance of nearby green spaces. This home also enjoys a convenient location just a short distance from Bedlington, providing easy access to a wide range of local amenities.

Upon entering through elegant double doors, you are greeted by an impressive entrance hallway that sets the tone for the rest of the home. From here, the spacious living room enjoys an abundance of natural light from multiple large windows and flows seamlessly into the dining room, creating a sociable and inviting space ideal for hosting. The modern kitchen is well equipped with attractive wall and base units, sleek countertops and space for dining chairs, and provides access to a light-filled conservatory which opens out to the rear garden.

The ground floor continues with two well-sized double bedrooms, one of which benefits from fitted wardrobes, alongside a family bathroom complete with bath, shower attachment, wash basin and WC. Stairs lead to the first floor, where there are two further spacious double bedrooms, both featuring built-in wardrobes. A shower room, separate WC and a useful store room complete this level, offering flexible and practical accommodation.

Externally, the property boasts a spacious and well-presented garden, laid mainly to lawn with a patio area ideal for outdoor seating. Off-street parking is available along with a double garage, completing this fantastic home in a desirable village location.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN

Measurements:

Living Room
17'9" x 12'2"

Kitchen
10'5" x 20'8"

Dining Area
11'6" x 8'7"

Conservatory
11'9" x 9'0"

Bedroom One
13'10" x 8'11"

Bedroom Two
10'8" x 10'8"

Bedroom Three
9'10" x 10'9"

Bedroom Four
10'7" x 8'11"

Bathroom
6'6" x 5'8"

Shower Room
10'5" x 5'11"

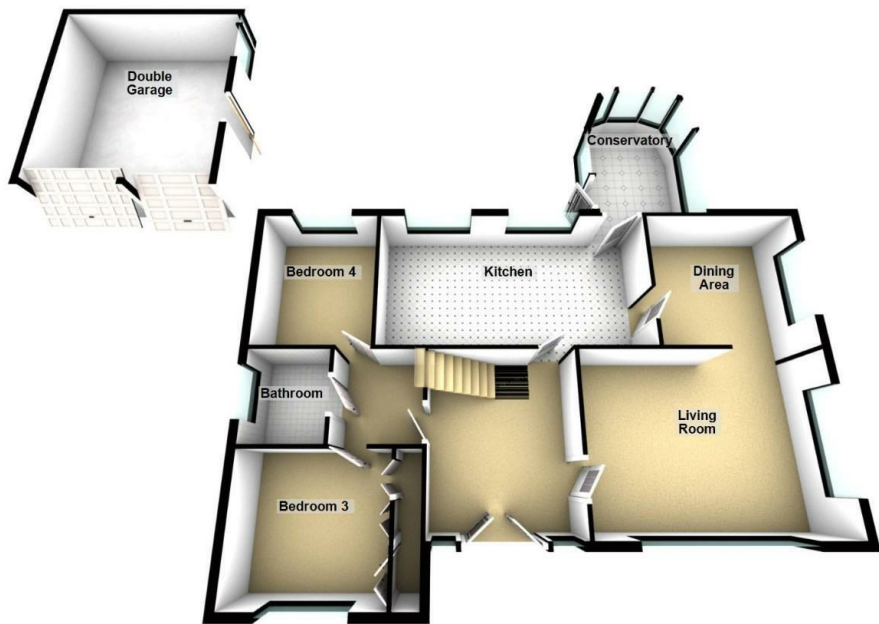
WC
3'9" x 7'1"

Double Garage
17'6" x 15'7"

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

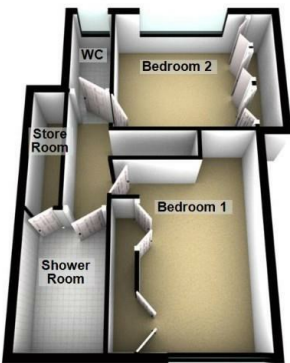


Ground Floor



Total area: approx. 180.8 sq. metres (1946.1 sq. feet)

First Floor







More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News