

SIGNATURE

NORTH EAST

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





📍 The Willows, Bedlington NE22 7DT

The Willows, Bedlington NE22 7DT

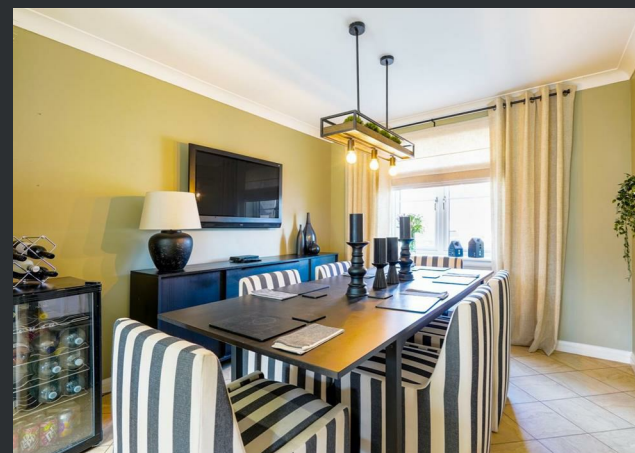
Asking Price
£260,000

Signature North East is delighted to welcome to the market this impressive four-bedroom detached property, ideally located in the popular town of Bedlington. Spanning three floors, this spacious family home benefits from an excellent location with a range of local amenities, well-regarded schools and superb transport links providing easy access to Newcastle, Morpeth, Cramlington and the beautiful Northumberland coastline. Surrounded by scenic countryside and offering a strong sense of community, Bedlington is a desirable location for families, professionals and those seeking a convenient yet peaceful place to call home.

Upon entering the property, you are welcomed into a central hallway, where access is provided to a convenient downstairs W.C. The ground floor features a fantastic open-plan kitchen/dining area, offering plenty of space for a dining table and entertaining. The kitchen boasts an excellent range of attractive wall and base units, complemented by ample countertop space and integrated appliances including an oven and hob. From here, you can access the utility room, which also provides access to the rear garden. Heading to the first floor, you will find a bright and spacious living room, offering ample room for a range of desired furnishings and benefiting from a Juliet balcony. Also located on this floor are bedrooms two and three, both sizable double bedrooms with space for additional furnishings, alongside the modern family bathroom complete with bath, hand basin and W.C.

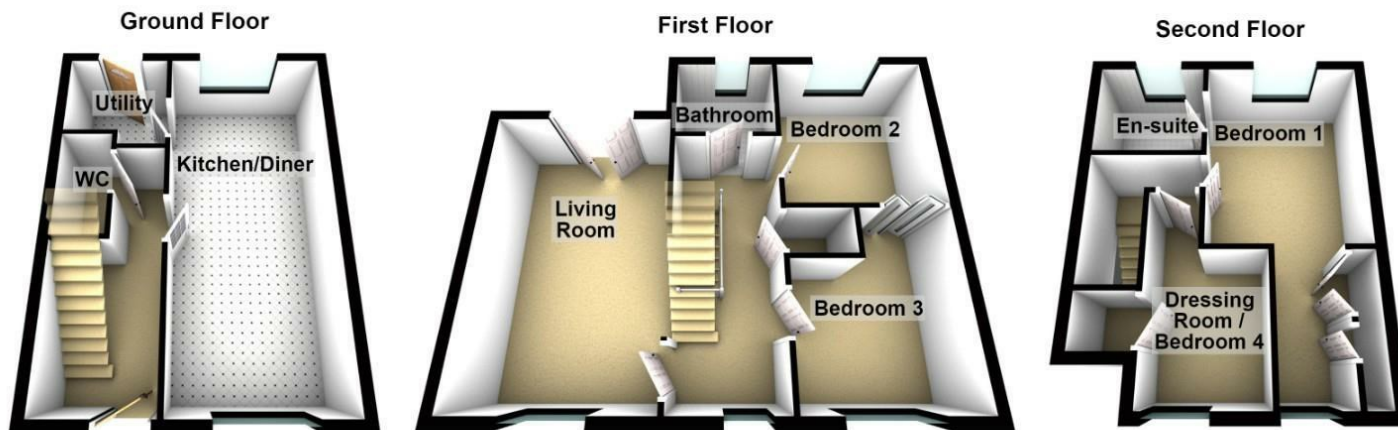
Continuing your journey to the second floor, you will discover the impressive primary bedroom, featuring a dedicated dressing area with built-in wardrobes and a stylish en-suite shower room complete with shower, hand basin and W.C. Bedroom four can also be found on this floor and is currently utilised as a dressing room, providing flexibility to suit a variety of needs.

Externally, this wonderful home offers a large rear garden with an extensive patio area, perfect for outdoor furniture. To the front of the property, there is a spacious driveway providing ample off-road parking, along with a garage offering additional storage or parking solutions.



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

PROPERTY FLOORPLAN



Total area: approx. 114.3 sq. metres (1230.1 sq. feet)

Measurements:

Living Room
17'5" x 11'0"

Kitchen / Diner
21'11" x 9'8"

Utility
6'4" x 5'4"

WC
3'1" x 5'2"

Bedroom One
9'6" x 11'7"

En Suite
6'8" x 5'10"

Bedroom Two
10'4" x 9'8"

Bedroom Three
11'2" x 9'8"

Dressing Room / Bedroom Four
6'10" x 6'8"

Bathroom
6'4" x 5'0"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(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		





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