

SIGNATURE

NORTH EAST

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📍 Hartford Hall Estate, Bedlington NE22 6AG

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Offers Over £580,000

Signature North East are delighted to welcome this beautiful four-bedroom link detached home to the sales market, boasting sleek, modern décor throughout and an impressive amount of space over two floors. This unique property is nestled in the quaint town of Bedlington, in the historical Hartford Hall Estate. This property has a private feel whilst offering breath-taking panoramic views of the natural surroundings. This home is perfect for individuals who enjoy outdoor pursuits and country living.

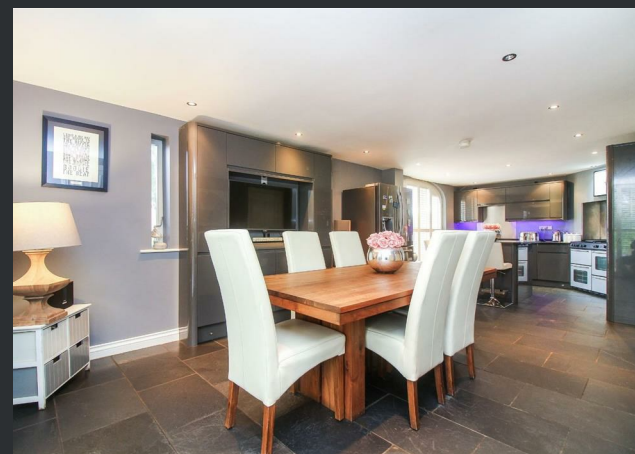
Upon entering this home finds a large living area with a great deal of versatile space for furnishings and entertaining friends and family. The living room grants access to the kitchen/dining room, open staircase and utility room with a handy W.C. Leading into the kitchen/dining area, this offers room for a six-person dining table and showcases integrated storage units with space for an entertainment system. The kitchen comes fully equipped with a range of integrated appliances such as a dishwasher, coffee machine, and microwave.

Upstairs to the first floor finds the four principal bedrooms. Bedrooms one and two benefit from a jack-and-jill ensuite between the two rooms. Bedroom two also has an attached dressing room. Bedroom three has its own private en-suite bathroom, all four bedrooms offer ample space for furnishings. They also offer the potential to convert into a home office or gym if desired. To complete the first floor is a family bathroom fitted with a large, tiled bath, toilet, and heated towel rail.

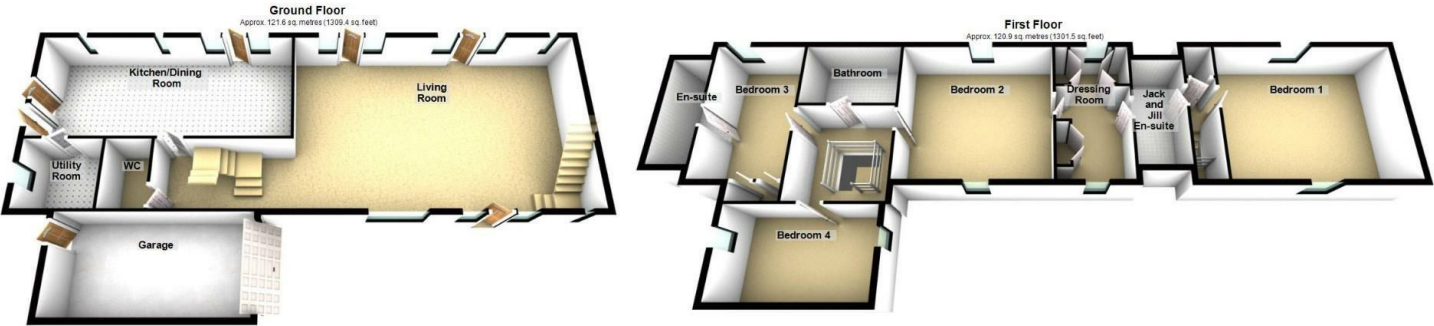
Externally, the property on offer has a sizeable rear garden with large shrubbery surrounding creating privacy, a sunken patio, and paving to the side. To the front of the property is an attached garage and a driveway big enough for multiple cars.

£85 per month ground rent for estate maintenance

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



PROPERTY FLOORPLAN



Total area approx. 242.6 sq. metres (2610.9 sq. feet)
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using Planity.

Measurements:

- Living room
30'3" x 19'4"
- Kitchen / Dining Room
27'0" x 12'0"
- Utility Room
8'0" x 7'3"
- WC
7'3" x 4'7"
- Bedroom One
18'10" x 15'0"
- Dressing Room
15'0" x 7'9"
- Jack and Jill En Suite
11'10" x 5'5"
- Bedroom Two
16'0" x 15'0"
- Bedroom Three
15'0" x 9'4"
- En Suite
11'10" x 4'0"
- Bedroom Four
14'11" x 9'1"
- Bathroom
10'0" x 6'8"

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 67 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |





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