



## 2 bed detached bungalow to buy in NE22

Woburn Drive, Bedlington, Bedlington, Northumberland, NE22 5YB

**£149,950** Offers Over

 x 2  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ No Chain Involved
- ✓ Detached Bungalow
- ✓ Lovely Southerly Rear Garden
- ✓ Ample Off Road Parking & Garage
- ✓ EPC Rating D

Garage parking

## Key Information

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

## Description

Woburn Drive sits within the early part of the Bower Grange development at Bedlington, which means amenities, shops and road links are very easily accessible. In addition, the South East Northumberland Rail Link is well under construction, which once in fruition will offer speedy access into Newcastle City Centre.

The properties within this street are nicely positioned and this home occupies a brilliant plot. Not only does the rear garden benefit from a Southerly aspect but it is also extremely private and enclosed.

A good length driveway allows for ample off road parking and leads to a single attached garage. The front garden is a generous size and laid to lawn with borders of pretty flowers.

Once inside, there is a decent sized living room with a picture window, fitted kitchen, shower room and two bedrooms, both with fitted furniture. Although the property is ready to move into, we feel a buyer may want to make some modifications.

Along with double glazing there is a gas central heating.

To obtain further information or to arrange an internal viewing, please contact the Bedlington sales team.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £149,950

Property Type: Detached Bungalow

Parking: Garage, Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

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

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

Located to the side the entrance door provides leads into the kitchen.

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## Kitchen

8.94m x 6.81m (29'3" x 22'4")

The kitchen looks out to the front and provides onward access into the living room. Fitted with a range of wall and base units with work surfaces and splash back tiling, wall mounted boiler, built-in gas hob, oven and extractor hood, sink unit with taps and drainer board, double glazed window.



## Another Kitchen Image



## Living Room

A good sized room situated to the front with a large picture window. Feature fire surround with fire inset, double central heating radiator, access into the inner hall.



## Additional Image

## Additional Living Image



## Bedroom One

3.60m x 3.30m (11'9" x 10'9")

A double room situated to the rear with fitted wardrobes with overhead storage, double glazed window to the rear and a double central heating radiator.



## Additional Bedroom One Image



## Bedroom Two

3.20m x 4.40m (10'5" x 14'5")

Situated to the rear with wardrobes and overhead storage, central heating radiator and a double glazed window to the rear.



## Shower Room

2.10m x 1.70m (6'10" x 5'6")

A three piece suite comprising: walk-in shower cubicle, low level WC and wash hand basin. There is wall tiling, central heating radiator and an opaque window to the side elevation.

## Another Shower Room Image



## Outside

The home sits on a wonderful plot, with a good length attractive front garden and a lengthy driveway which runs alongside. The garage is single and detached with an up and over door. The rear garden is not only a great aspect but offers a huge degree of privacy, it's a lovely space to relax and catch the sun.



## Another Outside Image

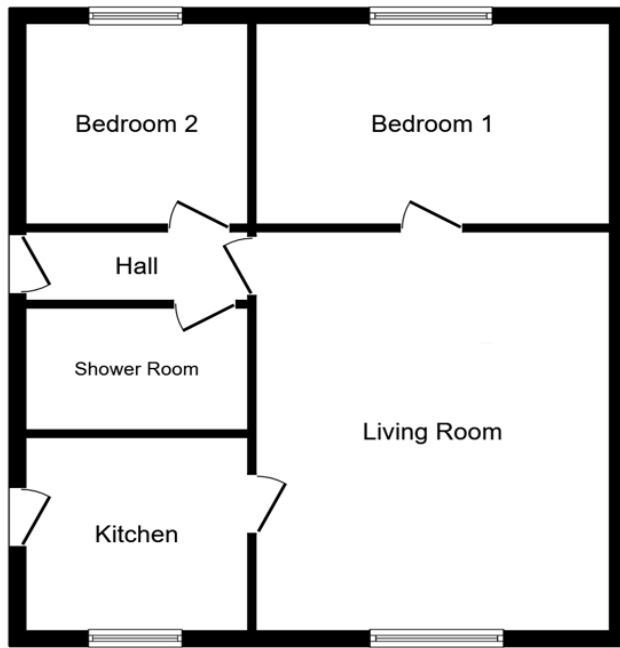


## Additional Outside Image

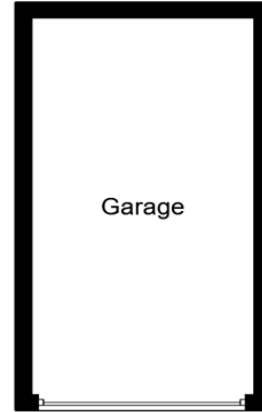


## Floor Plan





Floor Plan



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(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	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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