

# BRUNTON

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RESIDENTIAL



**OCTAVIA CLOSE, BEDLINGTON, NE22**

Offers Over £235,000

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Well presented two bedroom detached bungalow situated on Octavia Close in Bedlington, positioned within a quiet cul de sac of similar properties in a highly sought after residential area. The home has been improved and modernised throughout and offers an excellent opportunity for buyers seeking a move in ready bungalow in a peaceful and desirable setting.

The accommodation is arranged on a single level and provides a comfortable and practical layout that includes a spacious living room, a modern fitted kitchen and two well proportioned bedrooms served by a contemporary bathroom. The property has been well maintained and thoughtfully updated, creating a bright and welcoming interior suited to a range of buyers. Externally, the bungalow benefits from private outdoor space and parking, offering convenience and ease of living.

The home enjoys a popular position within Bedlington, with easy access to local shops, amenities and leisure facilities, as well as pleasant walking routes nearby. The area is well connected for travel to surrounding towns and Newcastle, making this an ideal choice for downsizers, professionals or anyone seeking a well kept home in a quiet yet accessible location.

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Upon entry, you step into a recently constructed entrance porch that offers practical shoe storage and an external door leading into the inner lobby. This includes a storage cupboard to the left and opens directly into the modern fitted kitchen. The kitchen is well equipped with high gloss wall and base units, recently replaced work surfaces, space for a fridge freezer and integrated appliances including an oven, hob, extractor and dishwasher.

To the right of the lobby is the main living room, a good sized reception space with a front facing window. From here, an inner hallway provides access to the master bedroom, benefitting from sliding door fitted wardrobes, while the second bedroom is currently used as an additional lounge. This room enjoys patio doors opening into a recently added garden room or conservatory with a solid roof, creating a pleasant space for relaxing and enjoying the garden, with direct access outside. The family bathroom has been finished with modern fittings and tiling, and includes a bath and a separate walk in shower enclosure. The property further benefits from loft access to a boarded loft space with power and lighting.

Externally, the property has seen significant recent improvements, having been re rendered, with the long driveway resurfaced and an electric garage door fitted. The rear garden is enclosed and offers a good level of privacy while remaining easy to maintain, with additional parking available to the front, including a section of block paved driveway.



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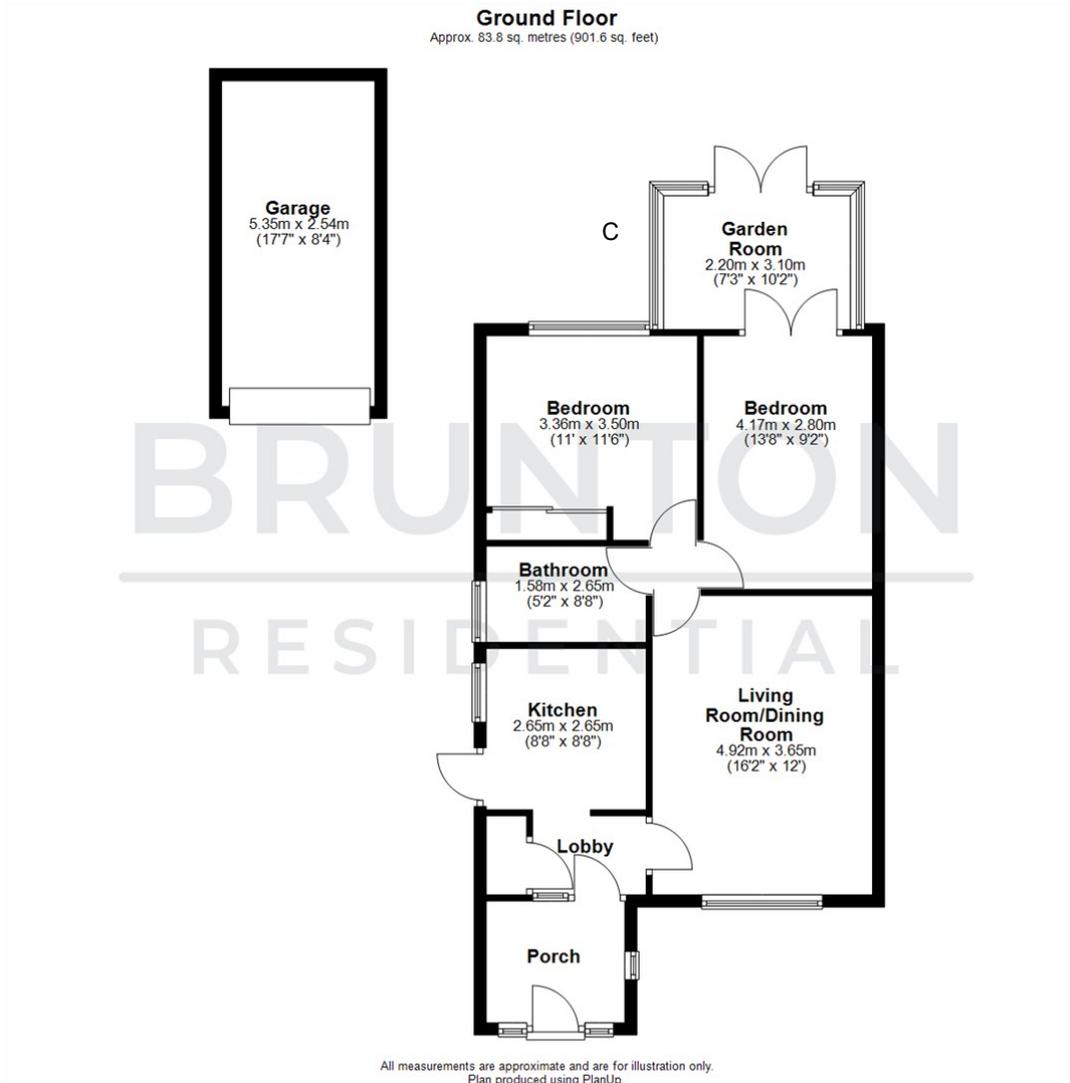
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
Not energy efficient - higher running costs			
		70	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	