



The Shieling

East Ord, Berwick-upon-Tweed, TD15 2NS

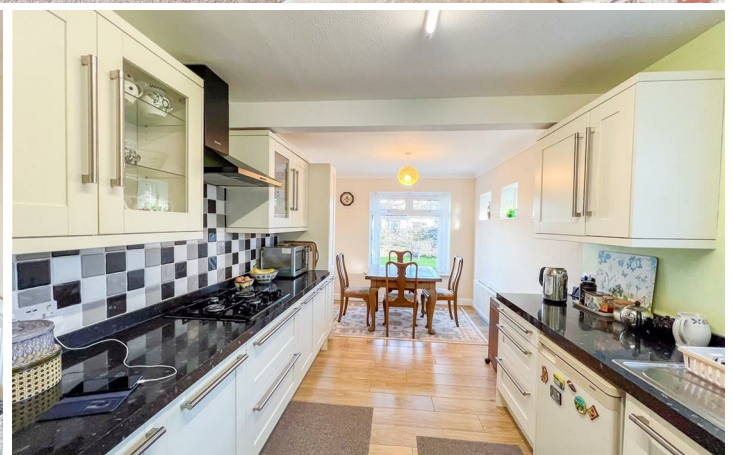
Offers In The Region Of £340,000

A fantastic opportunity to purchase this immaculate detached three bedroom dormer bungalow, which is situated in an elevated position with superb views over East Ord village and the surrounding countryside. This beautifully presented property would make an ideal family or retirement home. The Shieling is located at the top of the village green in the much sought after East Ord village, on the outskirts of Berwick-upon-Tweed.

The well proportioned interior comprises of a spacious living room with a picture window to the front to take advantage of the views and an attractive fireplace, a breakfasting kitchen with an excellent range of cream shaker units with built-in appliances, a utility room and a sun room overlooking the rear gardens. Also on the ground floor is a double bedroom and a family bathroom with a modern white four piece suite. On the first floor are two further double bedrooms with fitted wardrobes and superb open countryside views, the bedrooms on this level are serviced by a modern shower room. The Shieling has full double glazing and gas central heating.

Ample parking on a driveway at the front of the single garage. Lawn garden to the front and an enclosed garden to the rear, which has a large quality summerhouse overlooking lawns bounded by well stocked flowerbeds and shrubberies.

Viewing is highly recommended.



East Ord

East Ord is a small village that lies on the outskirts of Berwick-upon-Tweed, approximately 1.5 miles from the centre of the town. The main A1 road bounds the village, making it very accessible to north and south commuting. The village has a village hall, the popular Salmon Inn and the Berwick Garden Centre. Easy walking distance the Tesco supermarket. The village has a regular bus service to and from Berwick-upon-Tweed.

Front Door Vestibule

3'0" x 6'3" (0.91 x 1.91)

A glazed entrance door with a glass panel to the side giving access to the vestibule, which has windows either side and a half glazed pvc door to the entrance hall. Cloaks hanging area.

Entrance Hall

14'9" x 6'4" (4.50 x 1.93)

Stairs to the first floor landing, a central heating radiator and two power points. Cloaks hanging area.

Living Room

17'2" x 12'3" (5.23 x 3.73)

This spacious reception room with a triple window to the front making it a bright and airy room, the living room has an attractive fireplace with an oak surround, marble inset and hearth and a coal effect gas fire. Coving on the ceiling, two wall lights, central heating radiator, television point and telephone point. Eight power points.

Kitchen/Breakfast Room

9'7" x 22'0" (2.92 x 6.71)

A good sized kitchen which is fitted with an excellent range of cream shaker wall and floor kitchen units, which includes two glass display cabinets and granite effect worktop surfaces with a tiled splash back. Eye level double oven, four ring gas hob with cooker hood above. Built-in shelved storage cupboard and two central heating radiators. Stainless steel sink and drainer below the window to the rear, there are three further small windows to the rear and a

picture window to the side in the dining area. Plumbing for a dish washing machine. Glazed door to the sun room and a sliding door to the utility room. Television point and thirteen power points.

Utility Room

6'3" x 6'2" (1.91 x 1.88)

The utility room has plumbing for an automatic washing machine and space for a tumble dryer. Window to side, a central heating radiator and four power points.

Sun Room

9'1" x 10'9" (2.77 x 3.28)

A useful addition to the house which is glazed on three sides taking advantage of the gardens to the rear of the property. Glazed entrance door giving access to the rear garden, a central heating radiator, a television point and two power points.

Bedroom 3

10'7" x 8'4" (3.23 x 2.54)

A double bedroom with a double window to the front. Central heating radiator, a television point and four power points.

Family Bathroom

9'0" x 8'3" (2.74 x 2.51)

Fitted with a quality white four piece suite, which includes a wash hand basin with a vanity unit below and a mirror with concealed lighting and shaver socket above. Corner shower cubicle, a bath and a toilet with a toilet roll holder. Two frosted windows to the side, central heating radiator and a heated towel rail.

First Floor Landing

3'3" x 7'2" (0.99 x 2.18)

With two useful built-in storage cupboards.

Bedroom 1

16'7" x 10'0" (5.05 x 3.05)

A generous double bedroom with built-in wardrobes to one wall offering excellent hanging and shelved storage facilities,



there is also a separate built-in wardrobe offering hanging space. Triple window to the front with superb views of the surrounding areas and of the hills beyond. Central heating radiator, a television point and six power points.

Bedroom 2

11'2" x 11'6" (3.40 x 3.51)

Another double bedroom with a triple window to the front with superb open views. Central heating radiator, a television point and six power points.

Shower Room

4'2" x 7'8" (1.27 x 2.34)

Fitted with a modern white three piece suite which includes a corner shower cubicle with Mira electric shower, a low-level toilet and a wash hand basin with vanity unit below and a mirror above. Recessed ceiling spotlights, a heated towel rail and an extractor fan.

Garage

21'0" x 9'6" (6.40 x 2.90)

With parking to the front for a number of vehicles, the garage has recently had a new roof and has an up and over door to the front giving access to the garage, which has power connected and a window and door to the rear.

Gardens

Large lawn garden to the front and a fully enclosed rear garden with a raised gravelled sitting area, a lawn with well stocked flowerbeds and shrubberies being overlooked by a newly built summerhouse, 8'x8'. There are two timber sheds, one which is (11' x 7'7) and has lighting and power connected, and a 10' x 6 timber shed.

General Information

Full double glazing

Full gas central heating

All fitted floor coverings are included in the sale.

Tenure-Freehold

Energy Rating D (68)

Council Tax D

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

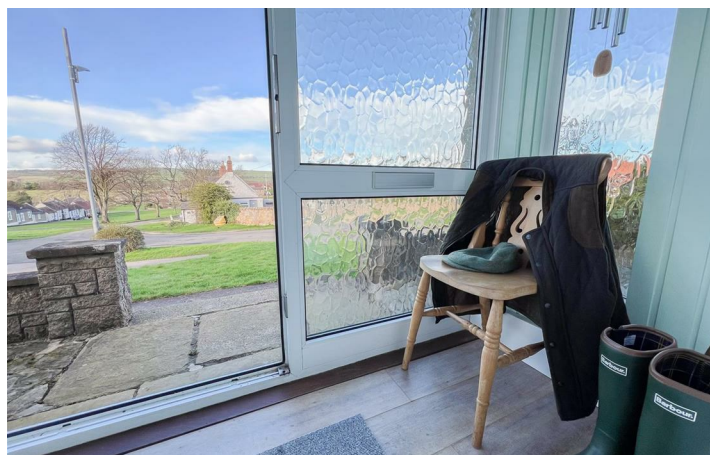
FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

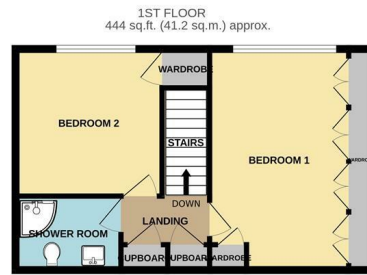
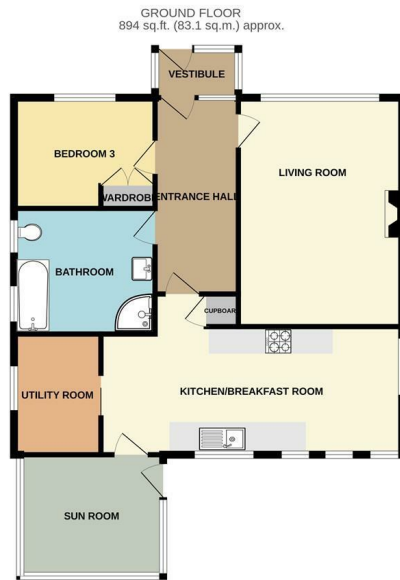
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.







TOTAL FLOOR AREA: 1338 sq.ft. (124.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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