



5 Croft Gardens

Crookham, Cornhill-On-Tweed, TD12 4ST

Offers Over £435,000

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Situated in a quiet cul-de-sac within the small village of Crookham some four miles from Cornhill-on-Tweed, this superior three bedroom detached dormer bungalow would make a stunning family or retirement home. This attractive stone built property offers spacious and well proportioned living accommodation which has the benefits of full double glazing and oil fired central heating.

The property is entered through a porch into an entrance hall with an carved staircase to the first floor landing and a cloakroom. There is a large dual aspect lounge with an inglenook fireplace with a log burning stove and a doorway to a sitting room with French doors to the side garden, doorway to the sunroom with views over the gardens and surrounding area. The property has a breakfasting kitchen with an excellent range of limed oak units with appliances and a door to the utility room. Also on the ground floor is a dining room which could be used as an extra bedroom, a double bedroom with a fitted wardrobe and a bathroom. On the first floor is a bathroom and two substantial double bedrooms, both with fitted wardrobes.

Ample parking on a driveway in front of a garage. Gardens surrounding the property on three sides which include lawns bounded by shrubberies, flowerbeds and gravelled sitting areas.

Location: Berwick-upon-Tweed – 14 miles, Wooler – 9 miles, Kelso – 14 miles, Edinburgh – 54 Miles, Newcastle 56 miles.

Viewing is recommended.



Porch

3'9 x 4'3 (1.14m x 1.30m)

Partially glazed entrance door giving access to the porch, which has a window either side and a glazed door to the entrance hall.

Entrance Hall

The entrance hall has an attractive carved staircase to the first floor landing, a built-in storage cupboard and a linen cupboard with a central heating radiator. Two power points.

Cloakroom

7'1 x 3'9 (2.16m x 1.14m)

Fitted with a white two piece suite, which includes a toilet with a toilet roll holder, a wash hand basin and a central heating radiator with a towel rail above. Frosted window to the front.

Lounge

16'5 x 16'1 (5.00m x 4.90m)

A large dual aspect reception room with four windows to the front and a window to the side making it a bright and airy room. Inglenook fireplace with a log burning stove sitting on a tiled hearth. Central heating radiator, a television point, eight power points and two television points. Doorway to the sitting room.

Sitting Room

10'2 x 11'4 (3.10m x 3.45m)

A multifunctional room with double French doors to the side garden. Central heating radiator, a television point and four power points. Doorway to the sunroom.

Sun Room

11'6 x 9'1 (3.51m x 2.77m)

Glazed and three sides overlooking the gardens and surrounding areas, the sun room has a partially glazed entrance door to the rear garden, a central heating radiator and four power points.

Kitchen/Breakfast Room

10'5 x 13'9 (3.18m x 4.19m)

Fitted with an excellent range of limed oak wall and floor kitchen units with marble effect worktop surfaces with a tiled splash back. The kitchen has a built-in oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below the triple window to the rear. Plumbing for a dish washing machine, a central heating radiator and twelve power points.

Utility Room

10'5 x 5'6 (3.18m x 1.68m)

Fitted with a range of limed oak wall and floor storage cupboards with marble effect worktop surfaces. Stainless steel sink, plumbing for an automatic washing machine and space for a tumble dryer and fridge freezer. Central heating radiator and a partially glazed entrance door to the rear. Four power points.

Dining Room/Bedroom 4

10'6 x 15'5 (3.20m x 4.70m)

A spacious reception room which could be used as an extra bedroom if required, the dining room has a triple window to the rear, a central heating radiator and six power points.

Bedroom 1

16'5 x 11'7 (5.00m x 3.53m)

A large double bedroom with a triple window to the front and a built-in double wardrobe. Central heating radiator and seven power points.

Bathroom

9'5 x 7'5 (2.87m x 2.26m)

Fitted with a white four piece suite which includes a shower cubicle, a bath, a wash hand basin below the frosted window to the front and a tilted mirror and shaver light and socket to the side. Toilet with a toilet roll holder and a central heating radiator.



First Floor Landing

10'5 x 11'5 (3.18m x 3.48m)

Large built-in storage cupboard and a velux window to the rear. Central heating radiator and access to the loft. Two power points.

Bedroom 3

20'8 x 15'8 (6.30m x 4.78m)

A large double bedroom with a double window to the front, a single window to the side and two velux windows to the rear, the bedroom has a built-in double wardrobe and access to eaves storage. Central heating radiator and eight power points.

Bathroom

8'3 x 7'4 (2.51m x 2.24m)

Fitted with a three piece suite which includes a bath with an electric shower and screen above, a toilet with a toilet roll holder and a wash hand basin with a tilt mirror and a shaver light and socket above. Velux window to the front and a built-in bathroom cabinet.

Bedroom 2

18'9 x 19'9 (5.72m x 6.02m)

Another large double bedroom with a double window to the front and rear and a built-in double wardrobe and access to eaves storage. Central heating radiator and eight power points.

Garage

19'4 x 14'8 (5.89m x 4.47m)

Double doors giving access to the garage which has a glazed door to the rear, lighting and power connected.

Gardens

Parking on a driveway in front of the garage offering parking for two cars. Lawn garden at the front and side of the property with well stocked flowerbeds and shrubberies. Enclosed rear garden which has been landscaped for ease of maintenance and has a garden shed.

General Information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council tax band E.

Tenure- Freehold.

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 sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

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

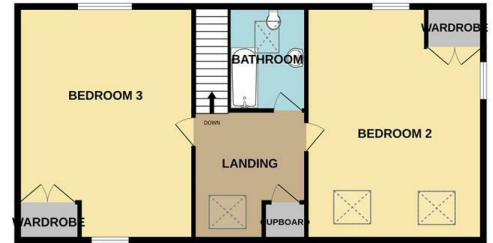




GROUND FLOOR
1626 sq.ft. (151.0 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 2486 sq.ft. (230.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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