



3 Blackadder Way

Chirnside, Duns, TD11 3SA

Offers Over £220,000

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We are delighted to offer for sale this immaculate detached three bedroom house, which is located in this sought after residential area on the outskirts of Chirnside. The house offers accommodation that is ready to walk into, which has the benefits of full double glazing and gas central heating.

The house is entered into an entrance hall with a cloakroom and the property boasts open plan living with a stunning dual aspect living room/kitchen/dining area, with a modern white gloss kitchen with integrated appliances and double French doors to the rear garden. On the first floor is a modern bathroom with a white four piece suite and three generous double bedrooms, two with fitted wardrobes and the main bedroom has an en-suite shower room.

Parking is made easy with two block paved driveways offering ample 'off road' parking for a number of vehicles. There is the added bonus of an integral garage which provides extra storage or parking space. Good sized enclosed lawn garden at the rear of the house, with a patio and large summerhouse. Whether you are looking for a family home or a peaceful retreat, this property on Blackadder Way has the potential to be the perfect fit for you. Don't miss out on the opportunity to make this house your home.



Entrance Hall

9'7 x 7'8 (2.92m x 2.34m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing, a central heating radiator with a heater cover and the built-in storage cupboard. Cupboard housing the electric meters and giving access to the garage. Two power points.

Cloakroom

6'8 x 2'9 (2.03m x 0.84m)

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

Open Plan Living Room/Dining/Kitchen

14'7 x 20'3 (4.45m x 6.17m)

A superb dual aspect open plan room, which is fitted with modern wall and floor white gloss kitchen units with granite effect worktop surfaces with a tiled splash back. Five ring gas hob with a cooker hood above, an integrated dish washing machine and a fridge. Virgin water filtration system. Triple window to the rear, a double window to the side and double French doors giving access to the rear garden. Recessed ceiling spotlights, under unit lighting, a television point, a telephone point and sixteen power points.

First Floor Landing

5'6 x 12'3 (1.68m x 3.73m)

With the built-in storage cupboard, a central heating radiator, access to the loft and two power points.

Bedroom 1

11'2 x 9'8 (3.40m x 2.95m)

A double bedroom with a triple window to the rear with a central heating radiator below. Built-in triple wardrobe, a television point and six power points.

En-suite Shower Room

6'5 x 4'9 (1.96m x 1.45m)

Fitted with a modern white three piece suite which includes a double shower cubicle, a toilet and a wash hand basin with a mirror, shelf and double shaver socket above. Heated towel rail and an extractor fan.

Bedroom 2

14'1 x 8'6 (4.29m x 2.59m)

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

Bedroom 3

11'2 x 10' (3.40m x 3.05m)

A good sized double bedroom with a double window to the rear with a central heating radiator below. Six power points.

Bathroom

9'7 x 7'4 (2.92m x 2.24m)

Fitted with a quality white four piece suite which includes a double shower cubicle, a bath with a shower attachment, a toilet with a toilet roll holder and a wash hand basin with a double shaver socket, shelf and mirror above. Frosted double window to the front.

Integral Garage

17'3 x 8'6 (5.26m x 2.59m)

With electric roller door to the front giving access to the garage which has plumbing for automatic washing machine a wall of central heating boiler electric and power points connected.

Gardens

Two block paved driveways at the front and side of the property offering off-road parking for a number of vehicles. Access to the side to the enclosed rear garden which is laid to lawns with a patio and shrubberies. Large timber summerhouse.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council Tax: D

EPC: C (77)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

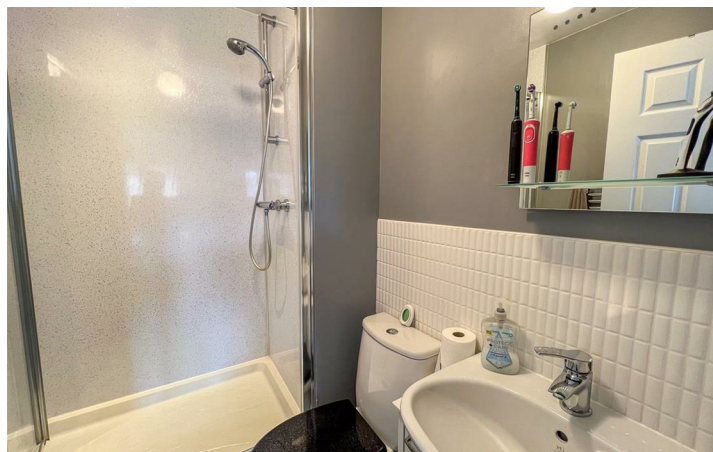
Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

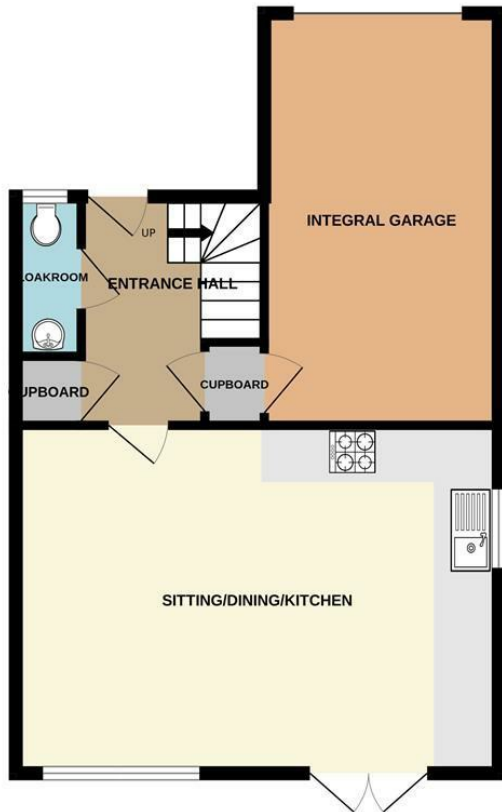
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

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



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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