



# 14 Woodlands Park

Coldstream, TD12 4LL

**Offers Over £295,000**



An excellent opportunity to purchase this spacious three bedroom detached bungalow, which is located in a quiet cul-de-sac, bordering woodland and the Hirsle golf course at the rear. This property would make an ideal retirement or family home, which does require some modernisation and upgrading, however, it offers huge potential to create a fantastic home.

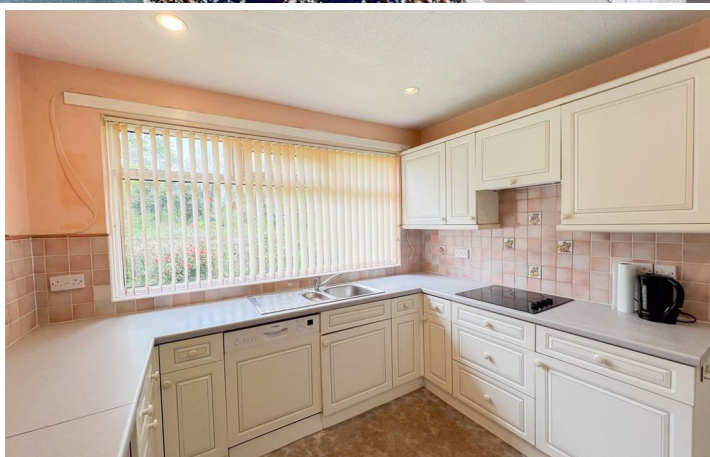
The interior comprises of a large dual aspect living room with a fireplace, a separate dining room with ample space for a table and chairs and a kitchen with a range of white units with appliances. The bungalow has a bathroom and three generous double bedrooms all with fitted wardrobes, the main bedroom has an en-suite shower room. There is gas central heating and partial double, secondary and single glazing.

The bungalow has a large floored loft, which offers huge potential to extend the accommodation.

Driveway at the side of the property offering ample 'off road' parking for a number of vehicles and giving access to the garage.

Generous gardens surrounding the property which are mainly laid to lawns with flowerbed surrounds.

Viewing is recommended.



### **Vestibule**

2'6 x 6'1 (0.76m x 1.85m)

Double doors giving access to the vestibule, which has a glazed door to the entrance hall.

### **Entrance Hall**

Built-in double cupboard, a central heating radiator and access to the loft with a loft ladder. Two power points and a telephone point.

### **Living Room**

14'4 x 19'9 (4.37m x 6.02m)

A spacious dual aspect reception room with a triple window to the front and side making it a bright and airy room. Fully tiled fireplace, two central heating radiators, ten power points and a television point. Glazed door to the dining room.

### **Dining Room**

11'9 x 9'9 (3.58m x 2.97m)

With ample space for a table and chairs, the dining room has a triple window to the side, a central heating radiator and four power points.

### **Kitchen**

11'8 x 9'9 (3.56m x 2.97m)

Fitted with a range of white wall and floor kitchen units with white worktop surfaces with a tiled splash back. The kitchen incorporates two glass display cabinets, an integrated dish washing machine, a fridge and a built-in double oven, four ring ceramic hob with a cooker hood above. One and a half bowl sink and drainer below the window to the rear. Recessed ceiling spotlights and eight power points.

### **Rear Hall**

11'9 x 3'5 (3.58m x 1.04m)

Partially glazed entrance door to the rear, the hall has two built-in shelved storage cupboards.

### **Utility Room**

5'6 x 3'4 (1.68m x 1.02m)

Plumbing for an automatic washing machine, a corner wash hand basin and two power points. Frosted window to the rear.

### **Bedroom 1**

13'8 x 15'9 (4.17m x 4.80m)

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

### **En-suite Shower Room**

3'2 x 10'10 (0.97m x 3.30m)

Fitted with a white three piece suite which includes a shower cubicle with an electric shower, a wash hand basin with shaver light and socket above and a toilet below the frosted window to the side. Medicine cabinet, a central heating radiator with a towel rail above and a wall mounted fan heater.

### **Bedroom 2**

12' x 10'2 (3.66m x 3.10m)

A generous double bedroom with a triple window to the rear and a built-in double wardrobe. Central heating radiator and three power points.

### **Bedroom 3**

9'6 x 11'9 (2.90m x 3.58m)

Another double bedroom with a double window to the side and a built-in double wardrobe. Central heating radiator and three power points.

### **Bathroom**

11'9 x 6'6 (3.58m x 1.98m)

Fitted with a coloured three piece suite which includes a bath with a shower and screen above, a wash hand basin with a mirror and shaver light and socket above and a toilet. Frosted window to the rear, a central heating radiator, a heated towel rail, a medicine cabinet and a wall mounted electric heater.

### **Gardens**

Large lawn garden at the front with rockeries, there is a driveway to the side offering off-road parking and giving access to the garage. Lawn garden to the rear bounded by a woodland and contains a garden shed.

### **Garage**

A single garage with lighting and power connected. There is a storage shed at the rear.

### **General Information**

Full gas central heating.

Substantially floored attic space

All fitted floor coverings are included in the sale.

Partial double, secondary and single glazing.

All mains services are connected.

Council tax band E.

### **Agency Information**

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - By Appointment

### **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.

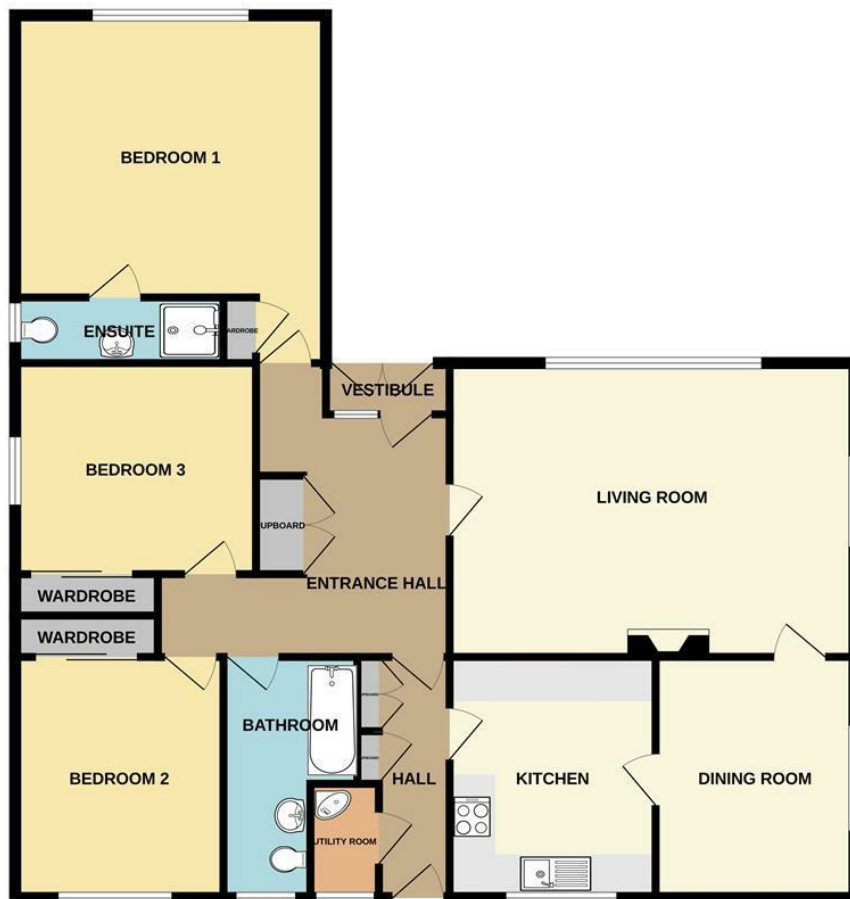
### **VIEWING**

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





GROUND FLOOR  
1323 sq.ft. (122.9 sq.m.) approx.



TOTAL FLOOR AREA: 1323 sq.ft. (122.9 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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