



# 15 Goldstone

Tweedmouth, Berwick-upon-Tweed, TD15 2ER

**Offers Over £305,000**

Welcome to this spacious detached four bedroom bungalow which is located in this sought after area on the outskirts of Berwick-Upon-Tweed. This well proportioned bungalow would make an ideal family or retirement home, which has the benefits of full double glazing, gas central heating and excellent storage throughout.

The well maintained interior comprises of a large lounge/dining area which has double French doors to the sunroom overlooking the rear garden, a generous breakfasting kitchen with an excellent range of beech units with appliances and access to the utility room and integral garage. The bungalow has a modern bathroom and four bedrooms, the main bedroom has an en-suite wet room.

Parking on a block paved driveway offering 'off road' parking and giving access to the integral garage. Garden at the front and a generous enclosed rear garden, both have been landscaped for ease of maintenance.

Don't miss the opportunity to make this delightful bungalow your own and experience the peaceful lifestyle that Berwick-upon-Tweed has to offer.



## Vestibule

4' x 3'9 (1.22m x 1.14m)

Partially glazed entrance door to the vestibule which has one power point and a door to the entrance hall.

## Entrance Hall

An L shaped entrance hall with a built-in airing cupboard housing the hot water tank and a cloaks cupboard. The hall has a central heating radiator with a heater cover and two power points.

## Lounge/Dining Area

25'2 x 13'3 (7.67m x 4.04m)

A large reception room with a double window to the front and double French doors to the sunroom. The lounge has two double wall lights, two central heating radiators, twelve power points and a television point.

## Sunroom

11'5 x 7'8 (3.48m x 2.34m)

A good sized sunroom with a double window to the rear and double French doors giving access to the garden, the sunroom has a central heating radiator, four power points and a television point.

## Kitchen/Breakfast Room

20'5 x 9'6 (6.22m x 2.90m)

A large kitchen with an excellent range of beech wall and floor kitchen units with under unit lighting, glass display cabinets and granite effect worktop surfaces with a splashback. Built-in double oven, four ring gas hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the double window to the rear, a window to the side and a glazed entrance door. Recessed ceiling spotlights, eight power points and a television point.

## Utility Room

10'6 x 4'7 (3.20m x 1.40m)

Fitted with wall and floor storage cupboards and a stainless steel sink and drainer below the window to the rear. Plumbing for a dish washing and automatic washing

machine, a built-in shelved recess. Central heating radiator and three power points.

## Bedroom 1

10'9 x 12'4 (3.28m x 3.76m)

A generous double bedroom with a window to the rear with a central heating radiator below. Four power points.

## En-Suite Wet Room

5'4 x 7' (1.63m x 2.13m)

Fitted with a modern suite which includes a shower area with a shower and curtain, a toilet with a toilet roll holder and a wash hand basin with a mirror above. Heated towel rail and a frosted window to the side.

## Bedroom 2

10'8 x 10'5 (3.25m x 3.18m)

A double bedroom with a window to the front with a central heating radiator below. Television point and six power points.

## Bathroom

9'6 x 6'1 (2.90m x 1.85m)

Fitted with a modern white three piece suite which includes a bath with an electric shower and screen above, a toilet and a wash hand basin below the frosted window to the rear. Heated towel rail and fully tiled walls.

## Bedroom 3

10'8 x 8'3 (3.25m x 2.51m)

A good sized bedroom with a window to the front with a central heating radiator below. Built-in double wardrobe with extra cupboard space above the bed position. Four power points.

## Bedroom 4

10'4 x 6'6 (3.15m x 1.98m)

A single bedroom with a window to the rear with a central heating radiator below, built-in double wardrobe with extra cupboard space to the side. Access to the loft and four power points.



## Garage

16'5 x 9'5 (5.00m x 2.87m)

Double doors giving access to the garage which has lighting and power connected. Built-in storage shelving and a wall mounted central heating boiler.

## Garden

Parking on a blocked paved drive in front of the garage offering 'off road' parking for two cars. There is a gravelled garden at the front of the property. Fully enclosed rear garden with a patio overlooking flowerbeds and gravelled areas.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings and blinds are included in the sale.

All mains services are connected.

Tenure-Freehold.

Council tax band D.

EPC: C (71)

## Agency Details

### 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  
1369 sq.ft. (127.2 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.2 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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