



## 3 Chiltern Close

East Ord, Berwick-Upon-Tweed, TD15 2PW

**Price Guide £335,000**

We are delighted to bring to the market this beautifully presented two bedroom detached bungalow, which is located in a quiet cul-de-sac within this highly sought after residential area. This property which has been finished to the highest of standards, with the benefits of full double glazing and gas central heating.

The impressive interior comprises of a large lounge with an attractive fireplace being the focal point of the room, a top quality breakfasting kitchen with grey shaker units with integrated appliances and a doorway to the stunning orangery featuring a roof lantern, making it a lovely place to sit and enjoy the rear garden. The bungalow has a modern bathroom with attractive wooden panelled walls and a modern white four piece suite. There are two generous double bedrooms, both with fitted wardrobes and the main bedroom has an en-suite shower room.

Ample parking on a block paved driveway in front of the garage which has a workroom at the rear, which would make an ideal office. Lawn garden at the front of the bungalow with a summerhouse and two enclosed sitting areas at the rear and side of the property, which have been landscaped for ease of maintenance.

Contact our Berwick-upon-Tweed office to arrange a viewing of this stunning bungalow.



## Entrance Hall

Partially glazed entrance door giving access to the hall, which has a built-in airing cupboard housing the central heating boiler and a built-in storage cupboard. Access to the fully boarded loft via a pull down loft ladder, a telephone point and three power points.

## Lounge

19'6 x 11'7 (5.94m x 3.53m)

A spacious reception room with a triple window to the front overlooking the garden, the lounge has an attractive oak fireplace with a marble hearth and a log effect electric fire. Coving on the ceiling, a central heating radiator, a television point and eight power points.

## Kitchen/Breakfast Room

23'2 x 10'5 (7.06m x 3.18m)

A large kitchen which is fitted with a superb range of grey shaker wall and floor units with wood effect worktop surfaces with a tiled splashback. Ceramic four ring electric hob with a cooker hood above and a built-in double oven. The kitchen has under unit lighting, two wine racks, a one a half bowl sink and drainer which is situated below the window. An integrated dish and automatic washing machine are located in the units below. Central heating radiator, twelve power points and an entrance to the orangery.

## Orangery

9'6 x 14'5 (2.90m x 4.39m)

A stunning addition the bungalow which is glazed on three sides and with a roof lantern, making it a bright and airy place to sit and enjoy the gardens at the rear of the property. Double French doors to the side giving access to the garden, recessed ceiling spotlights and eight power points.

## Bedroom 1

12'2 x 10'8 (3.71m x 3.25m)

A generous double bedroom with a window to the rear with a central heating radiator below. Built-in double wardrobe and four power points.

## En-Suite Shower Room

10'6 x 4'2 (3.20m x 1.27m)

Fitted with a quality white three-piece suite which includes a toilet with a toilet roll holder, a wash hand basin with a vanity unit below and a mirror with a light above and a double shower cubicle. Recessed ceiling spotlights and a frosted window to the side of the property.

## Bedroom 2

10'8 x 9'2 (3.25m x 2.79m)

Another double bedroom with a triple window to the front with a central heating radiator below. Built-in double wardrobe and four power points.

## Bathroom

6'7 x 11'7 (2.01m x 3.53m)

Fitted with quality white four-piece suite which includes a shower cubicle, a toilet, a bath with a shower attachment and a medicine cabinet above and a wash hand basin below the frosted window to the side. Heated towel rail and recessed ceiling spotlights.

## Garage

In front of the garage is a driveway offering ample 'off road' parking for a number of vehicles. The garage has been divided into two creating a storage area at the front and a large workshop/workroom at the rear with lighting and 3 double electric power points.

## Garden

Enclosed garden at the front of the bungalow with a large summerhouse taking advantage of the views over the garden. The front garden has mature shrubberies and trees and bounded by a hedge creating privacy. Two enclosed private sitting areas at the rear which is an ideal place to sunbath and for outside dining.

## General Information

### 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  
1079 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq ft. (100.3 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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