



2 West Drive

Berwick-upon-Tweed, Northumberland, TD15 2YW

Offers In The Region Of £475,000

No upward chain

We are delighted to offer for sale this spacious detached four bedroom bungalow situated on a quiet cul-de-sac approximately three miles from Berwick-upon-Tweed - boasting easy access to the local train station that operates services to Glasgow, Edinburgh & London. The bungalow sits on approximately 0.5 acres of landscaped gardens and grounds which creates privacy for the owners. Local private school, Longridge Towers, is only a two minute drive away, but easily accessible by foot by the following the land at the bottom of the garden.

This bungalow would make an ideal family/retirement home, which offers flexible living accommodation with the benefits of full double glazing and lpg central heating. The spacious interior comprises of a large dual aspect lounge with an inglenook fireplace with a gas fire, a dining room and a well appointed breakfasting kitchen with an extensive range of white units with appliances, door from the kitchen into a useful utility room. There is an office, a shower room and four double bedrooms all with fitted wardrobes and two of the bedrooms have an en-suite facilities. Potential to create an annex if required, which will have its own access. The annex has the potential for an extra income, or to use it as a 'granny flat'.

The large driveway offers ample 'off road' parking and gives access to the garage which has a separate workshop.

Stunning gardens and grounds surrounding the property on all sides, which are mainly laid to lawns, with mature trees, shrubberies and flowerbeds.

Viewing is highly recommended.



Entrance Hall

Partially glazed door giving access to the entrance hall, which has a cloaks cupboard and two shelved storage cupboards. Access to the loft, two central heating radiators and three power points.

Lounge

13'8 x 21'8 (4.17m x 6.60m)

A large dual aspect lounge with a triple window to the front and double patio doors giving access to a raised decked sitting area overlooking the side garden. Attractive inglenook fireplace with a pine carved surround and a gas fire sitting on a slate hearth. Central heating radiator, a television point, a telephone point and twelve power points.

Dining Area

11'5 x 11'9 (3.48m x 3.58m)

Ample space for a table and chairs, the dining room has a double window to rear and a single window to the side. Central heating radiator and six power points. Archway to the kitchen.

Kitchen/Breakfast Room

15'2 x 11'5 (4.62m x 3.48m)

Fitted with an excellent range of white wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Double bowl sink and drainer below the double window to the rear. A built-in oven, four ring electric hob with a cooker hood above Central heating radiator, space for a fridge and nine power points.

Utility Room

7'10 x 5'1 (2.39m x 1.55m)

Fitted with a range of wall and floor cupboards with granite effect worktop surfaces. Stainless steel sink and drainer, plumbing for an automatic and dish wash machine. Wall mounted central heating boiler, an entrance door to rear garden. Central heating radiator and two power points.

Office

9'9 x 11'5 (2.97m x 3.48m)

A multipurpose room with two windows at the front and a built-in shelved storage cupboard. Built-in shelving and cupboards on two walls offering excellent storage. A central heating radiator and eight power points.

Shower Room

5'5 x 5'9 (1.65m x 1.75m)

Fitted with a three piece suite which includes a corner shower with a shower curtain, a toilet with a toilet roll holder and a wash hand basin with a towel ring to the side. Central heating radiator and a shaver socket.

Bedroom 4

15'5 x 9'9 (4.70m x 2.97m)

This room has been used as a reception room for the annex, however, it would make another bedroom if required. Feature wooden fireplace surround and a central heating radiator. Double window to the rear. Two telephone points, six power points and a television point. Interlinking door to a bedroom.

Bedroom 2

11' x 13'5 (3.35m x 4.09m)

A generous double bedroom with a large window to the rear and a glazed entrance door giving access to the garden at the side of the bungalow. Built-in wardrobe, a central heating radiator and four power points.

En-Suite Wet Room

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

Fitted with a modern white three piece suite which includes a wash hand basin with a mirror and shelf to the side, a toilet and a shower are with a rail and curtain. Frosted window to the side and a central heating radiator.

Bedroom 1

13'8 x 11'4 (4.17m x 3.45m)

A spacious double bedroom with a double window to the side and a built-in double wardrobe. Central heating radiator, six power points and a telephone point.



En-Suite Shower Room

11'4 x 7'6 (3.45m x 2.29m)

Fitted with a three piece suite which includes a bath, a wash hand basin with a shaver socket above and a toilet. Frosted window to the side and a central heating radiator.

Bedroom 3

9'6 x 13'9 (2.90m x 4.19m)

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

Garage

18'3 x 10'5 (5.56m x 3.18m)

A single garage with lighting and power connected. Window to the side.

Store Room/Workshop

9'4 x 10'5 (2.84m x 3.18m)

An ideal workshop with a window to the side and two double power points. Entrance door and a door to the garage.

Garden

Stunning landscaped gardens surrounding the property on all sides which extend to approximately 0.5 acre. They are mainly laid to informal lawns with well stocked flowerbeds and shrubberies, bounded by hedging creating privacy. There is a block paved driveway offering ample 'off road' parking and giving access to the garage.

General Information

Full double glazing.

Full lpg fired central heating.

Services- Mains water and electric, drainage into a septic tank.

Council tax band: F

Tenure-Freehold.

EPC: E (50)

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
2175 sq.ft. (202.1 sq.m.) approx.



TOTAL FLOOR AREA: 2175 sq.ft. (202.1 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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