# 2 Knowes Close

Hutton, TD15 1TS

## Offers Over £275,000

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We are delighted to offer for sale this spacious three bedroom detached bungalow, which is located in a quiet cul-de-sac within this small Border village. This well maintained bungalow would make an ideal retirement or family home which has the benefits of full double glazing and lpg central heating. Stunning open views to the rear of the surrounding countryside.

The interior of the property comprises of a large open plan lounge/dining area with an attractive fireplace with a gas fire and double patio doors to a large conservatory, which overlooks the rear garden and the surrounding countryside. Spacious kitchen/breakfast room with oak units and a door to the utility room. There is a family bathroom and three bedrooms, two with fitted wardrobes and the main bedroom has an en-suite shower room.

Large garage with a workshop area and parking on a driveway for two cars. Lawn garden at the front and a large enclosed rear landscaped garden, with lawns, flowerbeds and a vegetable bed.

Viewing is recommended.

## Vestibule
3'6 x 6'2 (1.07m x 1.88m)
Partially glazed entrance door giving access to the vestibule, which has a window to the side and a cloaks hanging area. Fifteen pane door to the entrance hall.

## Entrance Hall
13'5 x 5'7 (4.09m x 1.70m)
With doors to the living room and kitchen, the hall has a central heating radiator and one power point.

## Kitchen/Breakfast Room
13'9 x 13'7 (4.19m x 4.14m)
Fitted with a range of wall and floor light oak kitchen units which incorporates four double glass display cabinets and marble effect worktop surfaces with tiled splashback. Freestanding electric cooker and a one and half bowl stainless steel sink and drainer below the two windows to the front. Central heating radiator and recessed ceiling spotlights. A telephone point and nine power points.

## Utility Room
11'3 x 4'8 (3.43m x 1.42m)
Fitted with a range of base storage cupboards with a stainless steel sink and drainer above. Plumbing for an automatic washing machine and space for a tumble dryer. Built-in storage cupboard, a cloaks hanging area and a partially glazed entrance door and window to the side. Four power points and a central heating radiator.

## Lounge/Dining Area
15'4 x 25'2 (4.67m x 7.67m)
A spacious reception room with an attractive oak fireplace with a marble inset, a tiled hearth and a gas coal effect fire. Built-in shelving to the side of the fireplace and a shelved alcove. Window to the rear and double patio doors to the conservatory. Four wall lights and two ceiling lights. Six power points and the television point.

## Conservatory
11'6 x 12'1 (3.51m x 3.68m)
Glazed on three sides, the conservatory overlooks a rear garden and has double French doors to the side. Four power points.

## Internal Hall
3'4 x 13'2 (1.02m x 4.01m)
Access to the loft and a central heating radiator. Built-in cupboard housing the central heating boiler. One power point.

## Bathroom
9'5 x 7'4 (2.87m x 2.24m)
Fitted with a champagne coloured three-piece suite which includes a bath with a shower attachment, a wash hand basin and a toilet with a toilet roll holder. Frosted window to the front, a central heating radiator with the towel rail above and a cloaks hanging area.

## Bedroom 3
11'4 x 7' (3.45m x 2.13m)
A good sized single bedroom with a built-in double wardrobe and a window to the rear. Central heating radiator and two power points.

## Bedroom 1
9' x 12'9 (2.74m x 3.89m)
A double bedroom with a double window to the front and a central heating radiator. Telephone point and two power points.

## En-suite Shower Room
5'4 x 7'2 (1.63m x 2.18m)
Fitted with a three-piece suite which includes a toilet, a wash hand basin and a shower cubicle with a curtain and an electric shower above. Frosted window to the side and a central heating radiator.

## Bedroom 2

11'4 x 11'3 (3.45m x 3.43m)

Another double bedroom with a built-in wardrobe, window to the rear, a central heating radiator and two power points.

## Garage & Workshop

32' x 9'8 (9.75m x 2.95m)

Double doors giving access to the garage which has lighting and power and a door to the side. Window to the rear.

## Garden

Parking in front of the garage and a lawn garden at the front. Enclosed rear garden with lawns, flowerbeds and shrubberies. Timber garden shed.

## General Information

Central heating boiler installed in July 2024 with a 10 year guarantee.
Gas fire installed July 2024 with a 5 year guarantee.
Energy Rating E (44)
Council Tax Band E.
Freehold.

## 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
1259 sq.ft. (116.9 sq.m.) approx.

TOTAL FLOOR AREA : 1259 sq.ft. (116.9 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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