



## 14 Meadow Dale

Tweedmouth, Berwick-upon-Tweed, TD15 2FN

**Offers Over £320,000**



We are delighted to offer for sale this spacious four bedroom detached bungalow, which is located in a highly sought after residential area on the outskirts of Berwick-upon-Tweed. This bungalow would make an ideal family or retirement home, which has the benefits of full double glazing, gas central heating and solar panels.

The flexible living accommodation comprises of a large lounge with a modern electric fire, a breakfasting kitchen with an excellent range of limed oak units with appliances and double French doors in the breakfast area into the rear garden, which also has open views of the surrounding countryside. There is a modern family bathroom with a four-piece suite and four generous bedrooms, the main bedroom has fitted wardrobes and an en-suite shower room.

There is an integral garage with a utility area and parking on a driveway for two cars. Lawn garden surrounding the bungalow with a decked sitting area.

Surrounded by the natural beauty of Meadowdale, this property benefits from a tranquil setting while still being within easy reach of local amenities. Whether you are looking to downsize or seeking a family/retirement home, this bungalow presents an excellent opportunity to enjoy single-storey living in a desirable location.

Do not miss the chance to make this lovely bungalow your new home.



## Vestibule

3'8 x 4'3 (1.12m x 1.30m)

Entrance door giving our access to the vestibule which has a central heating radiator and a fifteen pane door to the entrance hall.

## Entrance Hall

Large built-in cloaks cupboard, a shelved storage cupboard and double airing cupboard housing the central heating boiler. Central heating radiator, access to the loft and two power points.

## Lounge

15' x 15'1 (4.57m x 4.60m)

A spacious reception room with a wall mounted modern electric fire and four windows to the front with a central heating radiator below. Two wall lights, a television point, a telephone point and ten power points.

## Kitchen/Breakfast Room

15'6 x 11' (4.72m x 3.35m)

Fitted with a range of limed oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the double window to the rear, there are also double French doors given access to the rear garden. Central heating radiator, plumbing for an automatic washing machine, an integrated fridge and thirteen power points. Door to the integral garage.

## Bedroom 1

11'7 x 11' (3.53m x 3.35m)

A generous double bedroom with a triple window to the side with a central heating radiator below, two built-in double wardrobes and six power points.

## En-Suite Shower Room

9' x 4'8 (2.74m x 1.42m)

Fitted with a white three-piece suite which includes a corner shower cubicle, a wash hand basin and a toilet. Central heating radiator and a velux window to the side.

## Bedroom 2

12'3 x 9'7 (3.73m x 2.92m)

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

## Bedroom 3

11'3 x 10'8 (3.43m x 3.25m)

A double bedroom which could be used as a dining room, with a triple window to the rear with a central heating radiator below and six power points.

## Bedroom 4

9'4 x 8'4 (2.84m x 2.54m)

A double bedroom with a built-in double wardrobe and a triple window to the front with a central heating radiator below. Six power points.

## Bathroom

8'8 x 6'8 (2.64m x 2.03m)

Fitted with a white four-piece suite which includes a shower cubicle, a bath, a toilet and a wash hand basin below the frosted double window to the side. Central heating radiator.

## Integral Garage

18'1 x 9'2 (5.51m x 2.79m)

With an up and over door getting access to the garage which has a door to the side and a utility area with plumbing for an automatic washing machine, a stainless steel sink and drainer over a storage cupboard. Lighting and power connected and a water top.

## Garden

Driveway giving access to the garage and offering 'off road' parking. There are lawn gardens surrounding the bungalow and a decked sitting area in the rear garden.

## General Information

All fitted floor coverings are included in the sale.

All mains services are connected.

Full double glazing.





Full gas central heating.  
The bungalow has solar panels.  
Tenure-Freehold.











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