



Marlfield

Bowsden, Berwick-upon-Tweed, TD15 2TN

Offers Over £240,000

A superb opportunity to purchase this beautifully presented three bedroom detached bungalow, which is located in the heart of the small village of Bowsden, some eight miles from Berwick-upon-Tweed. The bungalow has lovely open views to the rear of the surrounding countryside and the benefits of full double glazing and lpg central heating.

The present owner has recently upgraded the interior, which offers a high quality finish with tasteful decoration throughout. Marfield has the benefits of full double glazing and lpg central heating. The accommodation comprises of a spacious dual aspect lounge with an inglenook fireplace with a multifuel stove and a picture window to the rear taking advantage of the views over the surrounding countryside and double French doors to the side garden. There is a large breakfasting kitchen with a recently installed dual colour shaker kitchen with fitted appliances and ample space for a table and chairs. The bungalow has three double bedrooms and a modern shower room.

Landscaped gardens surrounding the property which have been laid to lawns with flowerbeds and shrubberies. Ample parking for two cars in front of the single garage.

The property is of a non-standard construction known as K-Lath construction, so prospective purchasers should seek independent advice on this build type.

Contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

Partially glazed entrance door giving access to the hall which has two central heating radiators and two built-in storage cupboards. Access to loft and six power points.

Living Room

11'1" x 20'2" (3.40m x 6.15m)

A bright and spacious dual aspect reception room with an inglenook fireplace with a multifuel stove sitting on a slate hearth. Picture window to the rear with superb open views of the surrounding countryside and double French doors giving access to the side garden. Central heating radiator, ten power points and a television point.

Kitchen/Breakfast Room

11'7 x 16'3 (3.53m x 4.95m)

Fitted with a superb range of dual colour wall and base shaker kitchen units, with wood effect worktop surfaces and ample space for a table and chairs. Built-in oven, four ceramic hob with a cooker hood above. Stainless steel sink and drainer and a triple and single window to the front of the bungalow. Plumbing for an automatic washing machine, two central heating radiators and sixteen power points.

Shower Room

8'5 x 5'5

Fitted with a modern white three-piece suite, which includes a double shower cubicle, a wash hand basin with a vanity unit below and a mirror above. Toilet with a toilet roll holder, a frosted window to the front and a heated towel rail.

Bedroom 1

8'6 x 11'4

A spacious double bedroom with a double window to the front, a freestanding double wardrobe and a central heating radiator. Four power points.

Bedroom 2

11'4 x 8'5

Another double bedroom with a window to the rear with superb open views of the surrounding countryside. A central heating radiator, a freestanding double wardrobe and six power points.

Bedroom 3

11'2 x 11'4

Another good sized double bedroom with a window to the rear with countryside views. Central heating radiator and four power points.

Garage

Parking at front of the garage for two cars, the garage has an up and over door to the front and the door to the side. Lighting and power connected.

Gardens

Superb landscaped gardens to the front and side of the property which have lawns, well-stocked flowerbeds and shrubberies and views to the rear of the surrounding countryside.

General Information

Full lpg central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Tenure-Freehold.

Council tax band C.

New heating system installed 2023.

Newly Kitchen in 2023.

EPC: E (52)

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Agency Information

Opening Hours

Monday - Friday 9.00 - 17.00

Saturday - By Appointment

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.



GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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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