



2 The Pastures

Tweedmouth, Berwick-upon-Tweed, TD15 2NT

Offers In The Region Of £295,000

Ref: 146

Located in a much sought after residential area, this spacious three bedroom detached bungalow is set within generous gardens and grounds, with views to the front of surrounding countryside towards Halidon Hill. This well maintained bungalow would make an ideal retirement or family home, which has the benefits of full double glazing and gas central heating.

The property is entered into a reception hall with useful storage cupboards and giving access to the large open plan lounge/dining area, with an attractive fireplace and large patio doors to the rear garden. A spacious and well appointed light oak kitchen with built-in appliances and access to the utility room and the integral garage. The property has three good sized double bedrooms, with the main bedroom having an en-suite wet room and the other bedrooms being served by a family bathroom with a white four piece suite.

Ample parking for a number of vehicles on a driveway in front of the single integral garage and lawns to the front with flowerbed surrounds. Enclosed garden to the rear with a large patio beside the patio doors from the lounge, overlooking lawns which are bounded by fences and hedges.

Viewing is recommended.



Entrance Hall

Partially glazed entrance door with a glass panel to the side giving access to the entrance hall, which has a built-in double storage cupboard housing the central heating boiler and a cloaks cupboard. Access to the loft, a central heating radiator, three power points and a telephone point.

Lounge/Dining Area

Lounge

25' x 15'5" (7.62m x 4.70m)

A spacious and bright dual aspect reception room with a triple window to the front and large double patio doors giving access to the rear garden. Attractive fireplace with an oak surround, marble inset and hearth and a coal effect gas fire. Built-in shelved display areas to either side of the fireplace, which includes a double storage cupboard. Two double and two single wall lights with a matching centre light. Picture wall light, a central heating radiator, seven power points and a television point.

Dining Area

10'6" x 12'4" (3.20m x 3.76m)

With ample space for a dining table and chairs, the dining area has a window to the front with a central heating radiator below. Four power points. Door to the kitchen.

Kitchen

13'5" x 11'5" (4.09m x 3.48m)

Fitted with a superb range of light oak wall and floor kitchen units, which includes two glass display wall cabinets, under unit lighting and granite effect worktop surfaces. One and a half bowl stainless steel sink and

drainer below the double window to the rear. Built-in double oven, four ring gas hob with a cooker hood above. Plumbing for a dish washing machine and space for a fridge. Central heating radiator. Recessed ceiling spotlights and eleven power points.

Utility Room

6'6" x 10'1" (1.98m x 3.07m)

Fitted with a range of wall and floor storage cupboards with wood effect worktop surfaces with a tiled splash back. The utility room has a stainless steel sink and drainer below a window to the rear and a partially glazed entrance door to the rear garden. Plumbing for an automatic washing machine. Four power points.

Bedroom 1

13'9" x 17' (4.19m x 5.18m)

A generous double bedroom with a double window to the front with views of the hills towards Halidon Hill. Central heating radiator, fourteen power points and a sliding door to the en-suite.

En-Suite Wet Room

8'2" x 9'2" (2.49m x 2.79m)

A modern wet room which has a shower area with an electric Mira shower with a shower screen and shower rail. Heated towel rail, a wash hand basin with a shaver socket, mirror, cup and soap holder above. Toilet with a toilet roll holder and a frosted window to the side.

Family Bathroom

8'4" x 8'6" (2.54m x 2.59m)

Fitted with a white four piece suite, which includes a shower cubicle, a bath, a toilet



with a toilet roll and storage cupboard to the side and a wash hand basin with a vanity unit below and a medicine cabinet and double shaver socket above. Frosted window to the side of the property.

Bedroom 2

16'8 x 10'7 (5.08m x 3.23m)

A large double bedroom with a double window to the rear with a central heating radiator below. Television aerial, telephone point and eight power points.

Bedroom 3

9'8 x 11'1 (2.95m x 3.38m)

Another double bedroom with a double window to the rear with a central heating radiator below. Six power points.

Integral Garage

17'5 x 10'6 (5.31m x 3.20m)

With an electric door to the front giving access to the garage, which has a double window to the side, wall storage cupboards, gas and electric meters and two power points.

Outside

Pathway to the front door with a lawn to either side with flowerbed surrounds. Concrete driveway in front of the garage offering ample 'off street' parking. Large enclosed garden to the rear, which has a patio overlooking lawns bounded by a fence and hedging creating privacy.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full gas central heating.

All mains services are connected.

Freehold.

Council tax band E

Energy Rating TBC

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are not all included in the sale. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

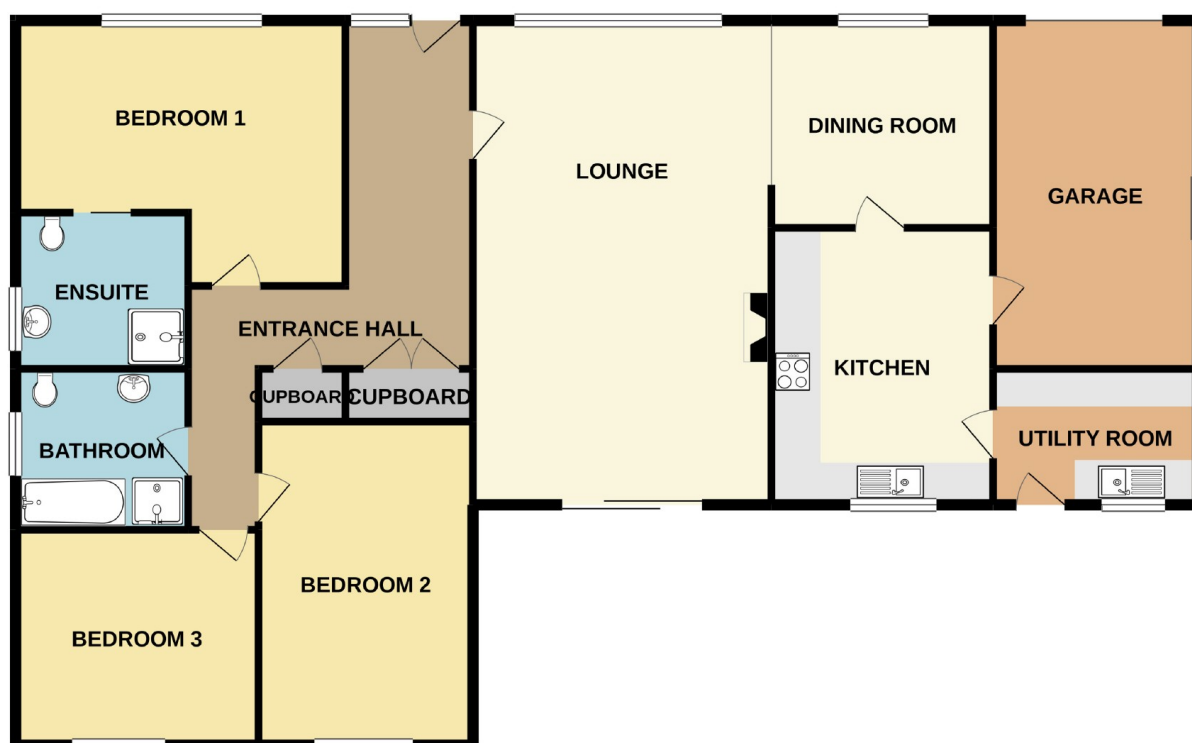
Strictly by appointment with the selling agent.

Viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





GROUND FLOOR
1815 sq.ft. (168.6 sq.m.) approx.



TOTAL FLOOR AREA : 1815 sq.ft. (168.6 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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