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estate agents



- Detached Bungalow
- 2 Reception Rooms
- Dining Kitchen & Utility Room
- 5 Bedrooms (2 En-suite)
- Bathroom & W.C
- Conservatory
- Double Glazing
- Oil Central Heating
- Large Gardens
- EPC Rating Band C

5 Eagle Drive,

Berwick-Upon-Tweed, TD15 2YU

Guide Price £499,995



No 5 Eagle Drive is an impressive 5 bedroom (2 en-suite) detached bungalow that is situated within the exclusive development of Longridge. This superb family home sits within a generous plot (in excess of 0.5 excess) with established gardens that wrap around this property providing a private, tranquil setting. In addition there is a large detached garage with ample off road parking. Longridge lies approximately 2 miles west of Berwick upon Tweed which offers a wide range of shops and services which include an 18 hole links golf course, sports centre and mainline railway station providing easy commuting to Newcastle and Edinburgh. Eagle Drive is situated adjacent to Longridge Towers Private School.

HOME OFFICE/BEDROOM 5 10' 10" x 15' 7" (3.30m x 4.75m)

Ceiling lighting. Triple glazed window to the front. Fitted shelving. Telephone point. Fitted carpet.

LOUNGE 16' 1" x 14' 8" (4.9m x 4.47m)

Spacious, bright family lounge with two triple glazed windows to the side. There are triple glazed patio doors leading to the conservatory and sliding doors to the dining room. There is a stone built inglenook fireplace housing a wood burning stove. Ceiling lighting. Radiator. Television point. Laminate flooring.

CONSERVATORY 20' 3" x 14' 5" (6.18m x 4.4m)

Beautiful large conservatory with windows to three aspects and French doors to the garden. Ceiling lighting. Wall mounted electric panel heater. Ceramic tiled floor.

DINING ROOM 13' 1" x 10' 6" (4.00m x 3.20m)

Spacious dining room with two triple glazed windows to the side and triple glazed patio doors to the rear. Ceiling lighting. Radiator. Laminate flooring. Glazed door to kitchen.

DINING KITCHEN 21' 4" x 17' 9" (6.50m x 5.40m)

Beautiful spacious dining kitchen with huge range of high quality fitted wall and base units with marble worktops and upstands. Integrated double oven with plate warmer. Centre island with 5 ring induction hob and chimney hood above. Double bowl stainless steel sink and drainer. Free standing American fridge. Recessed down lighting. Under unit lighting. Radiator. Double glazed windows to the rear and double glazed patio doors to the rear garden. Ample space for table and chairs. Karndean flooring. Two contemporary radiators. Wall lighting. Door to utility.

UTILITY ROOM 12' 10" x 9' 2" (3.90m x 2.80m)

Large utility room with range of fitted wall and base units with melamine worktops and tiled splashback. Stainless steel sink and drainer. Plumbed for automatic washing machine. Double glazed window to the side. Radiator. Ceiling lighting. Xpelair. Ceramic tiled floor. Door to cupboard housing Megaflo pressurised hot water system. Door to WC.

WC

Ceiling lighting. Xpelair. WC and wash hand basin. Radiator. Ceramic tiled floor.

BEDROOM 1 18' 0" x 11' 0" (5.48m x 3.35m)

Double bedroom with two triple glazed windows to the rear. Ceiling lighting. Two sets of double mirrored wardrobes. Radiator. Laminate flooring. Door to en-suite bathroom.

FAMILY BATHROOM

Beautiful family bathroom with white suite comprising of panelled bath with mains fed shower over, WC, bidet and his and hers wash hand basins set within vanity unit. Ceiling lighting and wall lighting. Light pipe. Chrome towel radiator. Karndean flooring.

BEDROOM 2 15' 1" x 11' 0" (4.60m x 3.35m)

Large double bedroom with triple glazed window to the side. There are two sets of double fitted wardrobes with mirrored doors. Radiator. Ceiling lighting. Fitted carpet.

SHOWER ROOM

Large fully tiled shower enclosure with mains fed shower, WC and wash hand basin. Ceiling lighting. Xpelair. Chrome towel radiator. Vinyl flooring.

BEDROOM 3 17' 9" x 11' 6" (5.42m x 3.5m)

Double bedroom with double glazed window to the side and triple glazed window to the front. Ceiling lighting. Radiator. Fitted carpet.

EN-SUITE SHOWER ROOM

Large fully tiled shower enclosure with mains fed shower over. Ceiling lighting. Xpelair. WC and wash hand basin. Electric towel radiator. Vinyl flooring.

BEDROOM 4 11' 6" x 9' 6" (3.50m x 2.90m)

Double bedroom with triple glazed windows to the front and side. Ceiling lighting. Radiator. Fitted carpet.

EXTERNAL DETAILS

There are impressive landscaped gardens, with lawns and well stocked borders with an abundance of shrubs, perennials, and trees. To the rear is a block paved patio terrace, vegetable plots and potting shed. External security lighting. To the rear of the private garden areas is an extensive woodland which is jointly owned by all six properties on Eagle Drive. The gardens and woodland attract a varied range of both wildlife and birds. There is a double width garage with single up and over door allowing half of the garage to be used as a useful workshop area. There is ample additional off road parking on the driveway.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in these particulars are included in the sale. Any appliances mentioned are however untested.

SERVICES: Mains Services, Drainage to septic tank and Oil-fired central Heating.

TENURE: Freehold

GUIDE PRICE £499,995

COUNCIL TAX BAND: F

ENERGY PERFORMANCE CERTIFICATE: C

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OFFICE HOURS: Monday – Friday 9.00am - 5.00pm
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