



North Street

Brydekirk, DG12 5LT

Offers Over £385,000



- Spacious Detached Bungalow
- Elevated Position on North Street
- Kitchen Breakfast Room with Adjoining Utility Room
- Four-Piece Family Bathroom
- Gated Off-Road Parking & Integral Double Garage
- Generous Plot overlooking the River Annan
- Spacious Living Room with French Doors & Garden Views
- Three Bedrooms with Two En-Suites
- Beautifully Landscaped Gardens to the Front & Rear
- EPC - E

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Lyona is truly an exceptional bungalow. Situated peacefully on an elevated position on North Street and enjoying beautiful gardens views over the River Annan, this is truly a property not to miss out on. Internally, the accommodation has been lovingly cared for and maintained over the years and offers an abundance of space for living and entertaining, with the additional benefit of ample off-road parking and an attached double garage. Outside, the gardens are simply breathtaking, perfectly landscaped and an excellent space for outdoor relaxation. A viewing is imperative to appreciate the location, space and condition of this wonderful home.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises hallway, living room, dining room, kitchen, three double bedrooms, two en-suites, family bathroom, utility room and office/study internally. Externally there are gardens to the front and rear, off-road parking and an integral double garage. EPC - E and Council Tax Band - G.

The village of Brydekirk is located between Annan and Ecclefechan on the edge of the River Annan which provides many beautiful and scenic walks. The village itself enjoys a Primary School and Church whilst further conveniences can be found within a short drive within Annan, including local shops, supermarkets, schools, bars and restaurants. Transport links including bus route passing through the village with the A74(M) being accessible within a ten minute drive, at either Kirtlebridge (J19) or Ecclefechan (J20).

HALLWAY

Entrance door from the front, internal double doors to the living room and dining room, further internal doors to the kitchen breakfast room, three bedrooms and family bathroom, built-in cupboard with double doors, loft access point and radiator.

LIVING ROOM

Double glazed French doors to the rear garden patio, two double glazed windows to the rear aspect, two radiators and a gas fireplace.

DINING ROOM

Double glazed window to the front aspect and radiator.

KITCHEN BREAKFAST ROOM

Fitted kitchen comprising a range of base, wall and drawer units with stone worksurfaces and tiled splashbacks above. Freestanding 'SMEG' LPG range cooker, 'SMEG' extractor hood, integrated 'SMEG' dishwasher, integrated BOSCH under-counter fridge, one and a half bowl sink with mixer tap, under-counter lighting, radiator, double glazed window to the rear aspect and an internal door to the utility room.

MASTER BEDROOM

Double glazed window to the rear aspect, radiator, two built-in wardrobes with double doors and an internal door to the en-suite.

MASTER EN-SUITE

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with mains shower. Part-tiled walls, tiled flooring, radiator, extractor fan, recessed spotlights and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the front aspect, radiator and two built-in wardrobes with double doors.

BEDROOM THREE

Double glazed window to the front aspect, radiator and an internal door to the en-suite.

BEDROOM THREE EN-SUITE

Three piece suite comprising a WC, pedestal wash hand basin and shower enclosure with mains shower. Part-tiled walls, tiled flooring, radiator, extractor fan and an obscured double glazed window.

FAMILY BATHROOM

Four piece suite comprising a WC, pedestal wash hand basin, bathtub and shower enclosure benefitting a mains shower. Part-tiled walls, tiled flooring, electric chrome towel radiator, radiator, recessed spotlights, extractor fan and an obscured double glazed window.

UTILITY ROOM

Fitted base units with worksurface above. One bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a tumble drier, space for an American fridge freezer, radiator, double glazed window to the rear aspect and internal doors to the office/study and walk-in store. The walk-in store includes lighting and a radiator internally.

OFFICE/STUDY

Double glazed window to the side aspect, radiator and an internal door to the garage.

INTEGRAL GARAGE

Electric up and over garage door to the front driveway, double glazed window to the side aspect, freestanding oil boiler, power and lighting.

EXTERNAL

Front Garden & Driveway:

Accessing the property via a double metal gate entrance towards a generous block-paved driveway, which allows off-road parking for multiple vehicles. Further to the front elevation is a lawned garden with mature trees. Access pathways with gates to both sides of the property to the rear garden.

Rear Garden:

The rear garden enjoys multiple areas for outdoor entertaining and relaxation. Directly behind the bungalow are two paved seating areas, one directly outside the living room French doors. Heading further down the garden is a generous lawned garden with mature trees and borders. Beyond the lawn is a raised terrace area with summerhouse, overlooking the River Annan. There is a decked area besides the riverside which is in requirement of improvement works, along with the access pathway/steps which lead to this area.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - palm.wage.bookcases

PLEASE NOTE

We would like to advise prospective buyers, the current owner has confirmed the property has not suffered flooding from the river due to the elevated position.

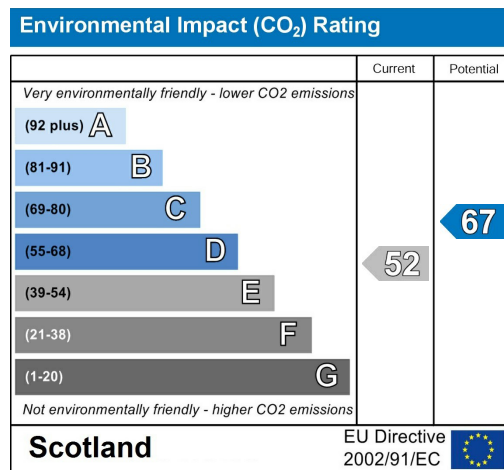
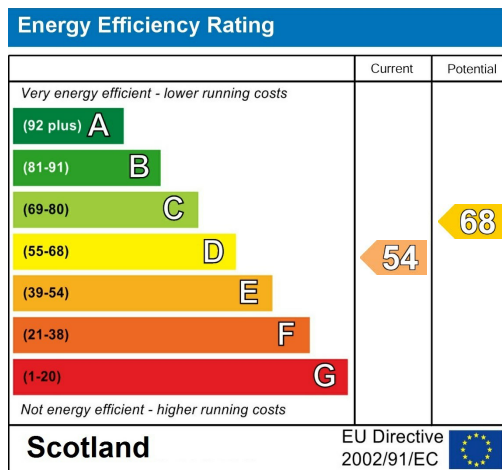
Floorplan







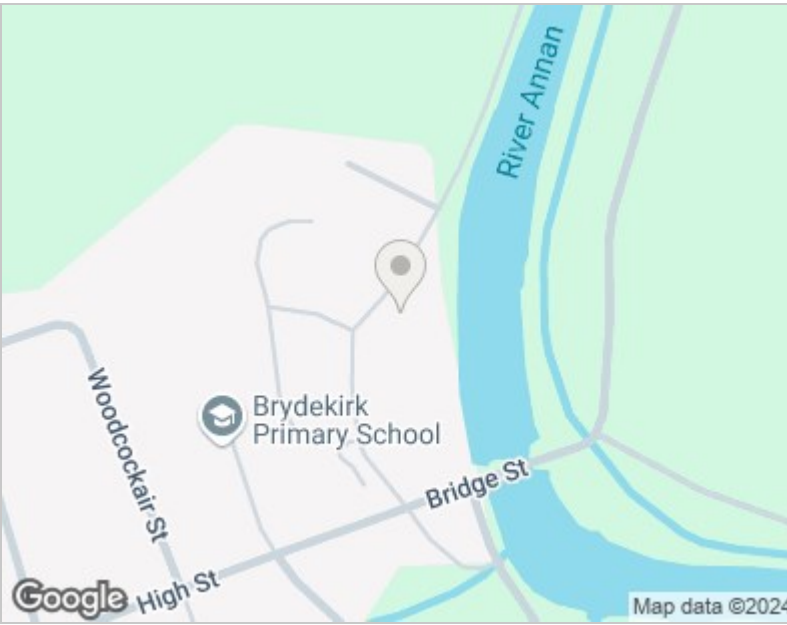
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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