





110 Shielfield Terrace

Tweedmouth, Berwick-upon-Tweed, TD15 2EE

Offers Over £290,000

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A beautifully presented three bedroom detached bungalow, which has recently undergone a comprehensive programme of refurbishment, including a stunning kitchen extension, to create a stylish and contemporary home, ready for its new owners to enjoy.

The immaculate interior comprises of an entrance hall which leads to the newly extended kitchen/dining area, fitted with contemporary dual colour shaker units with integrated appliances and complemented by a striking roof lantern, allowing an abundance of natural light to flood the space. Patio doors in the dining area provide direct access to the rear garden, creating an ideal setting for both everyday living and entertaining. A doorway leads from the dining area into the comfortable living room, which features a media wall, providing a stylish focal point. There is a useful utility cupboard and a modern shower room, finished in keeping with the property's contemporary feel.

There are three well proportioned bedrooms, the principal bedroom benefits from an attractive bay window, together with a wooden panelled wall behind the bed position, adding character and style. The second bedroom has a full wall of fitted wardrobes which provides excellent storage. The third bedroom offers further flexibility and could equally be utilised as a home office or hobby room.

Externally, the property continues to impress, at the front, a newly laid resin driveway provides ample 'off street' parking for several vehicles, at the rear, there is an enclosed garden with a lawn and established boundary hedging, creating a pleasant degree of privacy and an ideal outdoor space to relax and enjoy.

The property further benefits from full double glazing and gas central heating.

We would highly recommend viewing of this immaculate detached bungalow, contact our Berwick-upon-Tweed office to arrange a viewing.







Entrance Hall
Partially glazed entrance door giving access to the hall, which has two column radiators, recessed ceiling spotlights and a built-in double cupboard. Five power points.

Kitchen/Dining Area
11'5 x 19'10 (3.48m x 6.05m)
A superb open plan room with a roof lantern, which is fitted with a top of the range dual colour wall and floor shaker kitchen units, with granite effect worktop surfaces incorporating a breakfast bar with a tiled splashback. The kitchen has pull out larder units, a one and a half bowl sink and drainer below the double window to the rear, there are double patio doors giving access to the rear garden from the dining area. Built-in double oven, four ring induction hob with a cooker hood above. Integrated dish washing machine, fridge and freezer. Two modern central heating radiators, recessed ceiling spotlights and twelve power points. Doorway to the living room.

Living Room
12' x 10'9 (3.66m x 3.28m)
With ample space for living room furniture, there is a media wall with a recessed area for a television and shelving either side with a double cupboard below. Recessed ceiling spotlights, a caste iron central heating radiator and ten power points.

Utility Cupboard
7'8 x 6'7 (2.34m x 2.01m)
With plumbing for an automatic washing machine and contains the wall mounted central heating boiler, the utility cupboard has a central heating radiator and offers an ideal storage area.

Bedroom 1
15'11 x 10'9 (4.85m x 3.28m)
A generous double bedroom with an attractive wooden panelled wall behind the bed position with two wall lights. the bedroom has a bay window at the front, two central heating radiators and six power points.

Bedroom 3
7'5 x 7'5 (2.26m x 2.26m)
A good sized single bedroom with a double window at the side with a central heating radiator below. Access to the loft, recessed ceiling spotlights and six power points.

Bedroom 2
10'9 x 8'5 (3.28m x 2.57m)
A good sized double bedroom with a window at the front and built-in wardrobes on one wall offering excellent storage. Central heating radiator, six power points and recessed ceiling spotlights.

Shower Room
5'9 x 7'2 (1.75m x 2.18m)
Fitted with a modern white three-piece suite which includes a walk-in shower cubicle, a toilet and a wash hand basin with a vanity unit below. Frosted double window at the side, recessed ceiling spotlights and a heated towel rail.

Garden
Large resin parking area which has recently been surfaced, offering ample parking for a number of vehicles. Private enclosed rear garden which is bounded by hedging and comprises of a lawn with flowerbed surrounds.

General information
Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
Tenure-Freehold.
All mains services are connected.
Council tax band-A.
New boiler recently installed and serviced.

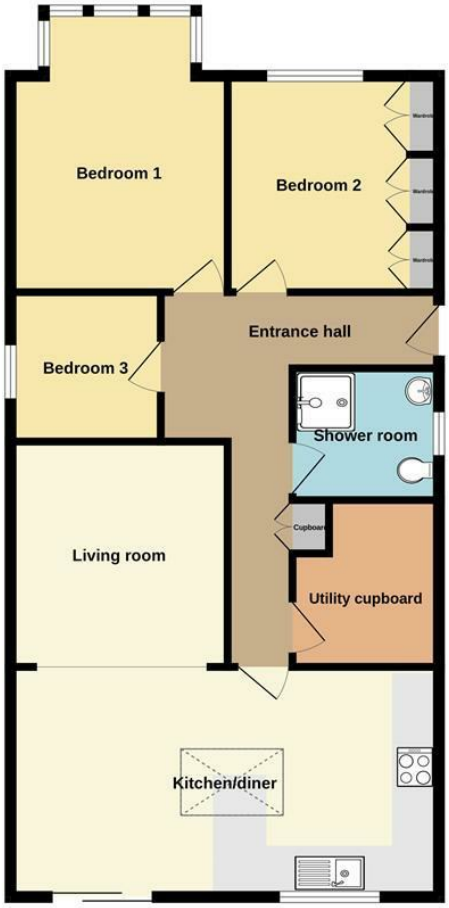
Agency Details
OFFICE OPENING HOURS
Monday - Friday 9.00 am - 5.00 pm
Saturday 9.00 am - 12.00 pm
Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS
Items described in these particulars are included in the sale, all other items are specifically excluded.
This brochure including photography was prepared in accordance with the sellers' instructions.





Ground floor
894 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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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