





Bowsden Hall Bungalow Bowsden

Berwick-upon-Tweed, TD15 2TN

Offers In The Region Of £299,950

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An exceptional opportunity to purchase this beautifully presented and extensively modernised bungalow, occupying an enviable position in the heart of the picturesque village of Bowsden, within easy reach of Berwick-upon-Tweed. Enjoying superb open countryside views, this impressive property has undergone an extensive programme of upgrading, reconfiguration and improvements, creating stylish and contemporary accommodation.

The property benefits from full double glazing and underfloor heating throughout, providing excellent comfort and efficiency. The thoughtfully designed accommodation is finished to a high standard and offers spacious, light and airy living spaces. The accommodation is entered via a hall, with two useful storage cupboards, this leads through to the outstanding open plan lounge/kitchen, undoubtedly the focal point of the home. The lounge area has an attractive inglenook fireplace with a log burning stove, creating a wonderful feature and a cosy atmosphere. The contemporary kitchen is fitted with an impressive range of high quality matt grey units, complemented by integrated appliances and ample space for a dining table and chairs, making this an ideal space for both everyday living and entertaining.

There are two generous double bedrooms, with the main bedroom benefiting from fitted wardrobes extending along one wall providing superb storage. The luxurious bathroom has been beautifully appointed with a stylish white four-piece suite, featuring a freestanding bath, a separate walk-in shower, a wash hand basin and a toilet.

Externally, the property is set within a generous plot with a driveway providing ample off-street parking and access to a single garage. The bungalow has large lawned gardens at the front and side and offers the potential to extend the accommodation of required.

Must be viewed internally to fully appreciate the quality accommodation, contact our Berwick-upon-Tweed office to arrange an appointment.







Entrance Hall
Partially glazed entrance door giving access to the L shaped hall with oak flooring, access to the loft and two built-in storage cupboards. Two power points.

Open Plan Lounge/Kitchen
14'1 x 32'9 (4.29m x 9.98m)
A stunning open plan room with oak flooring and an inglenook fireplace with an oak mantlepiece and a log burning stove. Picture window at the rear in the lounge area with superb open countryside views. The kitchen area is fitted with a top of the range mat charcoal grey kitchen with under unit lighting, wood effect worktop surfaces and carousel units. Built-in oven, microwave, four ring induction hob with a cooker hood above. Integrated dish and automatic washing machines, a quartz one and a half bowl sink and drainer below the triple window at the rear, there is also a triple window at the side. Partially glazed entrance door to the rear, recessed ceiling spotlights, eighteen power points and a television point.

Bedroom 1
10'8 x 11'6 (3.25m x 3.51m)
A generous double bedroom with oak flooring and a triple window at the front. Built-in wardrobes on one wall offering excellent storage and six power points.

Bedroom 2
9'3 x 16'7 (2.82m x 5.05m)
A generous double bedroom with oak flooring, a triple window at the front, ten power points and a television point.

Bathroom
7'7 x 11'3 (2.31m x 3.43m)
Fitted with a luxury white four-piece suite which includes a freestanding bath, a walk-in shower cubicle, a toilet and a wash hand basin with a mirror with a light above and a vanity unit below. Recessed ceiling spotlights, a heated towel rail and a frosted window at the side.

Garage
Detached single garage at the side of the property, with an up and over door at the front. Driveway in front of the garage offering ample 'off street' parking.

Garden
A large garden at the front and side of the bungalow which is predominantly laid to lawns and offers the potential to extend the property if required.

General Information
Full double glazing
Full underfloor heating.
All fitted floor coverings are included in the sale.
The white goods in the kitchen can be bought by separate negotiation.
Council Tax Band - C
Tenure-Freehold.
All mains services are connected except for gas,

Agency Information
OFFICE 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.

VIEWING
Strictly by appointment with the selling agent.





Ground floor
892 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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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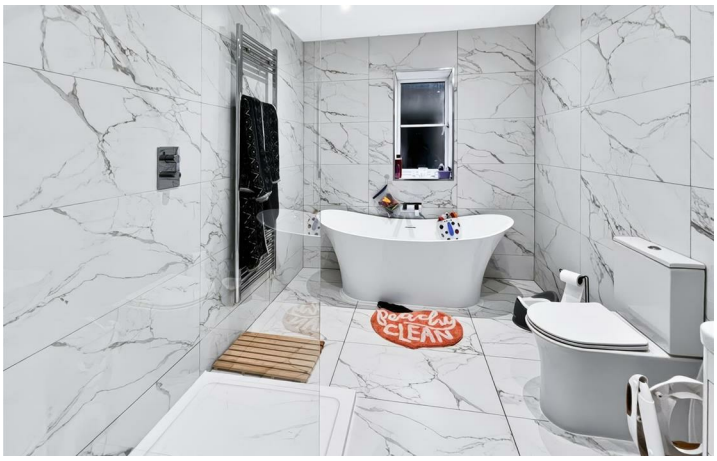



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