



1 Marshall Mews

Cornhill-On-Tweed, Northumberland, TD12 4TX

Offers In The Region Of £245,000

Located in the heart of the highly sought after village of Cornhill-on-Tweed, this immaculate detached two bedroom bungalow offers an excellent opportunity for those seeking a comfortable retirement home, or a delightful holiday/weekend retreat.

The property has been meticulously maintained and provides modern living accommodation throughout. Benefiting from full double glazing and LPG gas central heating, the bungalow is presented in move in condition.

The accommodation is entered via a welcoming hallway with two useful storage cupboards, from the hall, a door leads into the spacious open plan kitchen/dining/lounge, creating a bright and sociable space ideal for both everyday living and entertaining. The dual aspect lounge offers ample room for comfortable seating, while French doors open directly to the rear. The attractive kitchen is fitted with an excellent range of cream shaker style units, integrated appliances and provides plenty of space for a dining table and chairs.

The bright and airy principal bedroom enjoys views over the rear garden and features French doors providing direct garden access. Fitted wardrobes offer excellent storage and the bedroom benefits from direct access to the Jack and Jill bathroom, which is fitted with a modern white three-piece suite.

The second double bedroom also features French doors opening onto the side garden, a window to the front and the added convenience of its own en-suite shower room.

Externally, the property offers ample off-road parking on a block-paved driveway, providing space for several vehicles. Easy to maintain gardens surround three sides of the bungalow, with well stocked flowerbeds adding colour throughout the seasons, while a pleasant patio area to the rear provides the perfect spot for outdoor dining and relaxation.

Early viewing is highly recommended, contact our Wooler office to arrange an appointment.



Entrance Hall

18'6 x 8'1 (5.64m x 2.46m)

Partially glazed entrance door giving access to the hall, which has a walk-in storage cupboard with a window at the front and a central heating radiator. Built-in storage cupboard housing the electric meters, a central heating radiator, a telephone point and a glazed door giving access to the rear garden.

Kitchen/Dining Area

17'9 x 9'8 (5.41m x 2.95m)

Fitted with a superb range of cream shaker wall and floor units with granite effect worktop surfaces with a splashback. Integrated fridge and freezer and a built-in oven, four ring gas hob with a cooker hood above. Cupboard housing the central heating boiler, plumbing for an automatic washing machine and a one and a half bowl stainless steel sink and drainer below the window at the front, there is also a window at the rear with a central heating radiator below. Recessed ceiling spotlights and nine power points.

Lounge

17'9 x 9'8 (5.41m x 2.95m)

A spacious dual aspect reception room with a window at the front with a central heating radiator below and double French doors giving access to the rear. Eight power points and a television point.

Bedroom 2

9'6 x 11'5 (2.90m x 3.48m)

A spacious dual aspect double bedroom with a window at the front and double doors giving access at the side of the bungalow. Central heating radiator, four power points and a telephone point.

En-Suite Shower Room

7'7 x 4'8 (2.31m x 1.42m)

Fitted with a quality white three-piece suite which includes double shower cubicle, a toilet and a wash hand basin with a mirror above. Frosted window at the side with a central heating radiator below. Inset ceiling spotlights and a towel ring.

Bedroom 1

11'7x13'5 (3.53mx4.09m)

A good sized double bedroom with a window at the rear and a glazed door with a glass panel at the side facing the side of the bungalow. Built-in triple wardrobes offering excellent storage, a central heating radiator, a television point and six power points.

Jack and Jill Bathroom

7'8 x 6'3 (2.34m x 1.91m)

Fitted with a quality white three-piece suite which includes a bath, a wash hand basin and a toilet. Heated towel rail and recessed ceiling spotlights.

General Information

Full double glazing.

Full LPG gas central heating.

All fitted floor coverings are included in the sale.

Tenure - Freehold.

Council Tax Band - B

Energy Rating - TBC

All mains services are connected except for mains gas which is LPG.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

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

VIEWINGS

Strictly by appointment with the selling agent and viewing guidelines.



Ground floor
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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