



Weathertop Foulden Deans

Foulden, TD15 1UF

Offers Over £285,000

www.aitchisons.co



****CLOSING DATE - Wednesday 1st June at 12 NOON ****

Best and final offers should be made by email or letter to the Berwick office. For further information contact us on 01289 307571
email:berwick@aitchisons.co

With superb open countryside views on all sides and of the Cheviot Hills in the distance, this beautifully presented detached two bedroom bungalow has been individually designed to create this fabulous property that is finished to the highest of standards. The immaculate interior has air source heating with under floor heating, full double glazing and Karndean flooring throughout. Weathertop is entered through a vestibule which leads to a large entrance hall with a large walk-in storage cupboard, a good sized lounge with a log burning stove and views over towards the Cheviot Hills. There is a top quality kitchen/diner with modern teal coloured units with appliances and double French doors to the side onto a patio. From the kitchen is a useful utility room and a cloakroom. There is a modern shower room with a quality white three piece suite and two generous double bedrooms with wardrobes. There is potential to extend the accommodation into the loft which is partially floored.

Ample parking on a driveway in front of the large garage with space for a workshop. Lawn gardens to the front and side of the bungalow with flowerbed surrounds, a patio and decked sitting areas.

Foulden Deans is only four miles away from Berwick-upon-Tweed which has varied shopping and facilities, which includes a railway station, beaches and a beautiful coastline.

Viewing is highly recommended.



Front Door Vestibule

3'4 x 4'7 (1.02m x 1.40m)

Partially glazed door to the vestibule which has a cloaks hanging area and a glazed door to the entrance hall.

Entrance Hall

Large walk-in storage cupboard offering excellent storage, the hall has access to the loft via loft ladder, a telephone point and two power points.

Lounge

15'2 x 12' (4.62m x 3.66m)

A bright and well proportioned reception room with a triple window to the front with open views of the surrounding countryside and towards the Cheviot Hills in the distance, the lounge has a multifuel stove sitting on a marble hearth and coving on the ceiling. Television point and ten power points.

Kitchen/Dining Area

17'10 x 11'2 (5.44m x 3.40m)

A spacious dual aspect kitchen with an excellent range of modern teal coloured base units with granite effect worktop surfaces. Stainless steel sink and drainer below the triple window to the rear which has open views over the surrounding countryside. Double French doors to the side of the bungalow to a patio. Built-in oven, microwave and an induction hob. Recessed ceiling spotlights and fifteen power points.

Utility Room

6'5 x 9'5 (1.96m x 2.87m)

With a range of base teal coloured storage cupboards with granite effect worktop surfaces. The utility room has a glazed entrance door to the side and a triple window to the front. Cloaks hanging area and a large walk-in airing cupboard housing the hot water tank. Telephone point and six power points.

Cloakroom

4'2 x 5'6 (1.27m x 1.68m)

Fitted with a modern white toilet and wash hand basin, the cloakroom has plumbing for an automatic washing machine and built-in storage cupboards.

Bedroom 1

13'1 x 11'2 (3.99m x 3.40m)

A large double bedroom with a triple window to the front making it a bright and airy room, which has coving on the ceiling and two double wardrobes. Eight power points.

Bedroom 2

11'9 x 11'2 (3.58m x 3.40m)

Another double bedroom with a triple window to the rear and a double wardrobe. Four power points.

Shower Room

9'4 x 6'2 (2.84m x 1.88m)

Fitted with a modern white three-piece suite which includes a large walk-in shower cubicle, a wash hand basin with a vanity unit below and a mirror with a light above. A toilet with a toilet roll holder. Two heated towel rails and a frosted double window to the rear.

Garage

25'2 x 11'2 (7.67m x 3.40m)

With an electric roller door giving access to the garage which has a window and a door to the rear. Lighting and power connected.

Gardens

Driveway leading to the garage to the side of the property with ample parking for a number of vehicles. The property has lawn gardens to the front and side with flowerbeds and a raised vegetable plot. There is a garden shed and a patio to the side of the bungalow which enjoys open countryside views.

General Information

Air source heating with underfloor heating throughout.

All fitted floor coverings are included in the sale.

Services- drainage into a septic tank, mains water and electric.

Full double glazing.

Council tax band E.

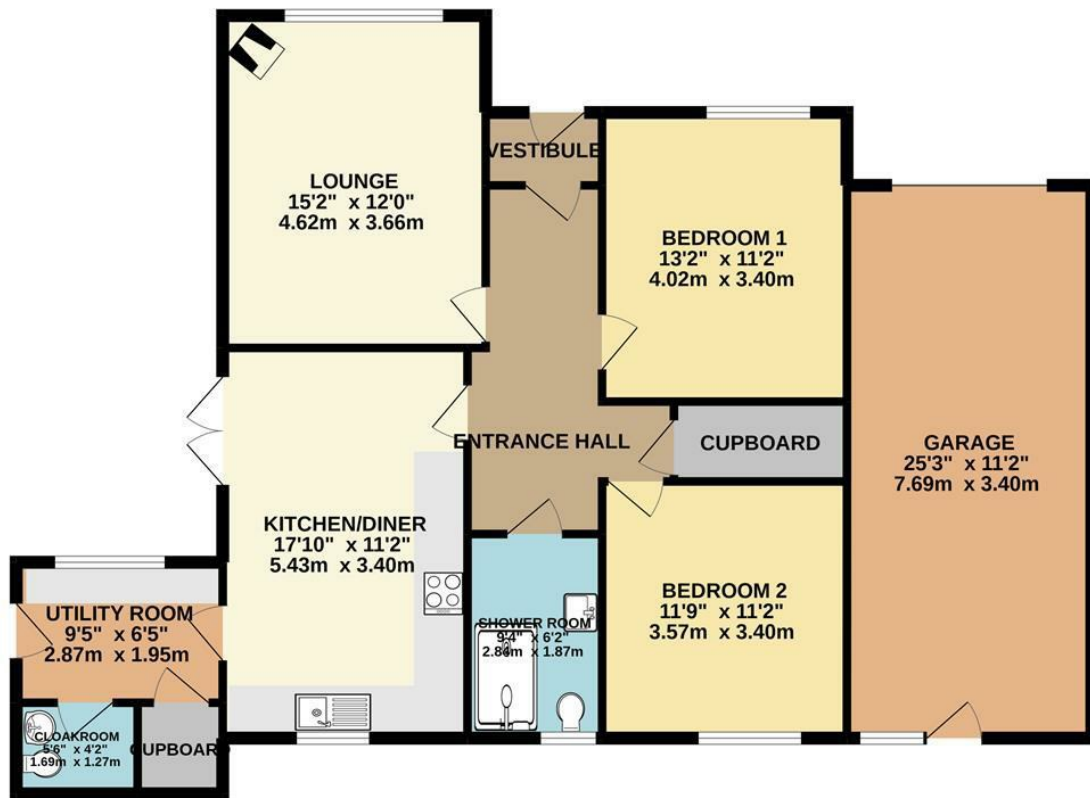
Overs over £285,000.

Freehold.

EPC rating A (101)



GROUND FLOOR
1244 sq.ft. (115.6 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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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