



## 240 East Ord Country Park

East Ord, Berwick-upon-Tweed, TD15 2NS

Offers In The Region Of £125,000

Forming part of this award winning Country Park, this modern detached two bedroom Fully Residential lodge has an excellent position, within easy walking distance to the facilities within the park. The Westwood design offers well proportioned modern living accommodation which has been meticulously designed to ensure the space has been maximized to the full, to create comfortable home. The property has full double glazing, gas central heating and parking for two vehicles and is only 2.5 years old - a massive saving of £70,000 from buying new.

The interior comprises of an entrance hall, a spacious open plan lounge/kitchen/dining area, with a vaulted ceiling and French doors giving access to a veranda. The lounge area has a modern fireplace and the kitchen area has modern oak units with integrated appliances and ample space for a table and chairs. The main bedroom has built-in storage and a dressing area with fitted wardrobes and a dressing table, which leads to an ensuite shower room. There is a modern bathroom featuring a fully fitted bath & overhead shower. A generous second bedroom with a fitted wardrobe.

Ord House Country Park has fantastic facilities which include a lounge bar and grill, which serves delicious meals and an adults only lounge to mix with other residents if desired.

East Ord is a small village on the edge of Berwick-upon-Tweed, which offers excellent shopping, sporting facilities, lovely beaches and a railway station on the East Coast mainline.

All furniture, fixings & fittings are included as part of the sale.

Viewing is recommended.



## Entrance Hall

14'5 x 4'10 (4.39m x 1.47m)

Partially glazed entrance door giving access to the hall, which has a window to the side, a cloaks hanging area and storage for shoes. Central heating radiator.

## Lounge/Kitchen/Dining Area

19'5 x 13'5 (5.92m x 4.09m)

A superb open plan room with a vaulted ceiling with recessed ceiling spotlights and velux windows. The kitchen area is fitted with a superb range of oak wall and floor units which incorporates a fridge freezer, a wine cooler, a built-in double oven and microwave, five ring gas hob with a cooker hood above and an integrated dish washing machine and automatic washing machine. Sink and drainer below a window to the side, there is also a double window on the other side. Spacious marble effect worktop surfaces and a built-in double glass display cabinet. The lounge area has a modern electric log effect fire with storage cupboards below and an extended display area for a television and video to the side. Double patio doors with a window either side giving access to the veranda. Two wall lights and a modern central heating radiator.

## Bedroom 1

9' x 11'2 (2.74m x 3.40m)

A generous double bedroom with pelmet lighting over the bed position. Central heating radiator, a triple window to the side and a built-in double and single wardrobe, a set of drawers and a storage cupboard. Doorway to a dressing area

with a built-in double wardrobe and a dressing table with a mirror above and shelving.

## En-Suite Shower Room

8'4 x 3'9 (2.54m x 1.14m)

Modern white three piece suite which includes a built-in double shower cubicle, a low-level toilet and a wash hand basin with a mirror above and a vanity unit below. Built-in cupboard housing the central heating boiler and display shelving. Heated towel rail and a frosted window to the side.

## Bathroom

5'7 x 6'4 (1.70m x 1.93m)

Fitted with a quality white three-piece suite which includes a wash hand basin with a vanity unit below and a mirror above. Built-in shelving at the side and above the wash hand basin and a built-in bathroom cabinet. Low level toilet and a bath with a shower and screen above. Heated towel rail and a velux window..

## Bedroom 2

10' x 9'9 (3.05m x 2.97m)

A good sized bedroom with a window to the rear and a central heating radiator. Built-in double wardrobe, a double cupboard and a dressing table with a mirror above. Pelmet lighting above the bed position.

## Outside

Gravelled parking area for two cars. There is a veranda which enjoys views over the surrounding areas.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All furniture can be bought by separate negotiation.

Maintenance charge.

Council tax band A.









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