



# 1 West Drive

Berwick-upon-Tweed, Northumberland, TD15 2YW

Offers In The Region Of £595,000

We are delighted to bring to the market this beautifully presented four bedroom detached bungalow which is located approximately three miles from Berwick-upon-Tweed. The bungalow is situated within this exclusive cul-de-sac and is set within large landscaped gardens and grounds which extend to approximately 0.98 acre, creating privacy for the owners.

The present owner's have totally upgraded and modernised the bungalow over the last few years, creating contemporary living accommodation that is ready to walk into. The well proportioned interior has flexible living accommodation, which benefits from full double glazing, air source heating and quality fixtures and fittings throughout. The interior includes a recently refurbished breakfasting kitchen with quality grey shaker units with appliances, a generous lounge with an attractive marble fireplace with a multi-fuel stove and a doorway to a dining room. Both reception rooms have double French doors into the stunning sun room, with oak flooring and beams, a contemporary log burning stove and bi-folding doors on one wall leading to a raised decked sitting area taking advantage of the gardens and the views of the countryside beyond. There is a utility room and a cloakroom along with a sitting room, which could be used as an extra bedroom if required. There is a family bathroom and four double bedrooms, three with built-in wardrobes and the main bedroom has an en-suite shower room which has recently been upgraded with a new modern suite.

Ample 'off road' parking in front of the double garage and a large workshop with power connected. Stunning gardens and grounds surrounding the property on all sides, which are mainly laid to lawns, with mature trees, shrubberies and flowerbeds.



## Situation

The bungalow forms part of this exclusive cul-de-sac of four properties, approximately 3 miles from Berwick-upon-Tweed which is well known for its history. The town is well served with facilities, including a good variety of shopping, which include main chains including Marks and Spencer, Tesco, Morrisons, Next, Homebase and Asda, along with smaller independents. The town has sporting clubs including football, rugby, cricket, golf, tennis, bowling and a sports centre with a swimming pool and gym. The coastline by Berwick-upon-Tweed is one of the most picturesque in the country, with superb beaches at Spittal and south at Bamburgh, Seahouses and north at Coldingham and St Abbs.

## Transport Links

Berwick has a railway station on the main east coast line making commuting easy to Newcastle and Edinburgh, approximately 45 minutes. Both Edinburgh and Newcastle have airports, Edinburgh is 58 miles and Newcastle is 65 miles approximately.

## Entrance Hall

Double French doors giving access to the entrance hall, which has a built-in airing cupboard housing the hot water tank and a double cloaks cupboard. Central heating radiator. Glazed entrance door to the internal hall.

## Cloakroom

White toilet and wash hand basin with towel ring. Frosted window to the front. Central Heating Radiator.

## Lounge

17'5" x 14'9" (5.31 x 4.50)

A spacious reception room with coving on the ceiling and an attractive marble fireplace with a multi-fuel stove. A window to the side of the bungalow and double French doors to the sun room. Four double wall lights with a matching centre light. Central heating radiator, a television point, a telephone point. Doorway to the dining room.

## Dining Room

12'2" x 11'11" (3.71 x 3.63)

Ample space for a dining table and chairs, the dining room has coving on the ceiling and double French doors to the sun room. Central heating radiator and three double wall lights.

## Sun Room

12'8" x 21'8" (3.86 x 6.60)

A superb addition to the bungalow which was completed in 2015, the sun room has solid oak flooring and exposed oak beams. Contemporary modern log burning stove sitting on a glass hearth. Triple windows to either side of the room and bi-folding doors on one wall giving access to a raised decked sitting area overlooking the gardens. Two velux windows to either side and inset ceiling lights.

## Kitchen/Breakfast Room

11'10" x 17'0" (3.61 x 5.18)

A recently refurbished kitchen which is fitted with a quality champagne shaker kitchen, with a superb range of wall and floor units, with under unit lighting and granite worktop surfaces with a tiled splash back. Rangemaster gas range with a cooker hood above, a built-in AEG double oven and an integrated fridge and dish washing machine. Stainless steel sink below the window to the rear. Heated towel and a television point.

## Rear Hall

Glazed entrance door to the rear garden and a built-in storage cupboard. Door to the utility room.

## Utility Room

11'10" x 6'9" (3.61 x 2.06)

Fitted with an excellent range of champagne coloured shaker units with granite worktop surfaces and a Belfast sink below the window to the rear. Plumbing for an automatic washing machine and space for a tumble dryer.



### **Sitting Room/Bedroom 5**

10'9" x 14'1" (3.28 x 4.29)

A multifunctional room which could be used as an extra bedroom if required, it has a modern wall mounted electric fire and triple window to the front. Central heating radiator and a television point.

### **Internal Hall**

Built-in shelved linen cupboard and access to the loft.  
Central heating radiator.

### **Bedroom 1**

12'9" x 12'4" (3.89 x 3.76)

A generous double bedroom with a built-in double wardrobe and a double window to the side.

### **En-Suite Shower Room**

4'11" x 10'1" (1.50 x 3.07)

A recently modernised shower room with fully tiled walls and fitted with a quality white two piece suite, which includes a walk-in shower cubicle, a wash hand basin with a mirror with concealed lighting, a toilet, a frosted window to the side and a heated towel rail.

### **Bedroom 2**

11'11" x 12'5" (3.63 x 3.78)

A double bedroom with a double window to the side with a central heating radiator below.

### **Bedroom 3**

9'5" x 12'1" (2.87 x 3.68)

Another double bedroom with a built-in wardrobe and a window to the side. Central heating radiator.

### **Bathroom**

8'4" x 8'8" (2.54 x 2.64)

Modern white four piece suite, which includes a bath with an electric shower and screen above, a bidet, a toilet and a wash hand basin with a mirror, shaver light and socket above. Heated towel rail and a frosted window to the side.

### **Bedroom 4**

9'7" x 10'7" (2.92 x 3.23)

A double bedroom with a built-in wardrobe and a window to the side with a central heating radiator below.

### **Outside**

The property has a driveway that leads to a large parking area in front of the double garage. The bungalow is set within extensive informal gardens and grounds which extend to 0.982 of an acre and are laid to lawns with mature shrubberies and flowerbeds. Large workshop with lighting and power.

### **Double Garage**

Double garage with two electric roller doors to the front. The garage has a window to the rear, lighting and power points.

### **General Information**

Full air source central heating

Full double glazing

All fitted floor coverings are included in the sale

Mains water, electric are connected. Drainage into a septic tank

Council tax band D

Tenure - Freehold

Energy Rating D (62)

### **Agency Information**

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

### **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.

### **VIEWING**

Strictly by appointment with the selling agent.







TOTAL APPROX. FLOOR AREA 2143 SQ.FT. (199.1 SQ.M.)  
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**Berwick Office**  
 36 Hide Hill, Berwick-upon-Tweed  
 Northumberland, TD15 1AB

T: (01289) 307571  
 F: (01289) 302948  
 E: [berwick@aitchisons.co](mailto:berwick@aitchisons.co)

**Wooler Office**  
 25 High Street, Wooler  
 Northumberland, NE71 6BU

T: (01668) 281819  
 F: (01668) 281717  
 E: [wooler@aitchisons.co](mailto:wooler@aitchisons.co)



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