



## 17 Meadow Grange

Berwick-upon-Tweed, Northumberland, TD15 1NW

Offers In The Region Of £320,000

Situated within the highly regarded Meadow Grange development, this impressive detached bungalow occupies a desirable position in a quiet residential cul-de-sac on the northern outskirts of Berwick-upon-Tweed. Offering spacious and versatile accommodation throughout, the property is ideally suited to a retired person, which combines generous internal space with attractive outdoor areas.

The accommodation is thoughtfully arranged to provide comfortable living and entertaining space, comprising of a well proportioned living room/dining area with sliding doors to the Victorian style conservatory, a large kitchen/breakfast room with an excellent range of medium oak units with appliances and a door to the integral garage which has a utility area. Modern family bathroom with a white four-piece suite and three double bedrooms, two with fitted wardrobes and the main bedroom has an en-suite shower room. The bungalow benefits from full double glazing and gas central heating.

Externally, the property benefits from private landscaped gardens with lawns, well stocked flowerbeds and shrubberies, providing an ideal setting for outdoor dining and relaxation. A driveway and integral garage offer convenient 'off street' parking and additional storage.

Meadow Grange is a popular residential development known for its attractive surroundings and convenient access to local amenities. Berwick town centre, schools, leisure facilities, supermarkets and the mainline railway station are all within easy reach, while the stunning Northumberland coastline and surrounding countryside provide excellent opportunities for recreation and outdoor pursuits.

Viewing is highly recommended, contact our Berwick-upon-Tweed office to arrange an appointment.



## Entrance Hall

Partially glazed entrance door leading to the hall, which has a large built-in double airing cupboard housing the central heating boiler. A cloaks hanging area, a central heating radiator and four power points.

## Living Room/Dining Area

20'0" x 13'7" (6.10 x 4.14)

A bright reception room with a bay window at the front and double sliding glass doors to the conservatory. Marble hearth for a freestanding fire, a central heating radiator, a television point, ten power points and a telephone point.

## Conservatory

8'9" x 11'10" (2.67 x 3.61)

A Victorian style conservatory which is glazed on all sides taking advantage of the views of the gardens. Double French doors to the side garden. Central heating radiator, a double wall light and two power points.

## Kitchen/Dining Area

15'8" x 11'5" (4.78 x 3.48)

Fitted with an excellent range of medium oak wall and floor kitchen units, with under unit lighting and granite effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the triple window to the rear. Integrated fridge and freezer and plumbing for a dish washing machine. Eye-level Neff double oven and Siemens four ring ceramic hob with a cooker hood above. Central heating radiator and eleven power points. Inset ceiling spot lights. Door to the integral garage.

## Bedroom 1

10'7" x 13'3" (3.23 x 4.04)

A double bedroom with a triple window to the side and a built-in double wardrobe offering excellent storage. Central heating radiator and six power points.

## En-Suite Shower Room

5'0" x 5'7" (1.52 x 1.70)

Fitted with a white three-piece suite, which includes a

corner shower cubicle, a toilet and a wash hand basin with a mirrored medicine cabinet above. Central heating radiator below the frosted window to the side of the bungalow.

## Bedroom 2

10'4" x 10'11" (3.15 x 3.33)

Another double bedroom with a double window to the side with a central heating radiator below. Built-in double wardrobe and six power points.

## Bathroom

9'5" x 5'9" (2.87 x 1.75)

Fitted with a white four-piece suite, which includes a bath, a wash hand basin below the frosted double window to the side, a toilet and a corner shower cubicle with a Mira electric shower. Central heating radiator.

## Bedroom 3

11'8" x 11'0" (3.56 x 3.35)

Currently being used as a dining room, however, this double bedroom has a triple window to the front with a central heating radiator below and eight power points.

## Integral Garage

17'9" x 9'4" (5.41 x 2.84)

With an electric up and over door to the front, the garage has a utility area with a sink and drainer and plumbing for an automatic washing machine and space for a tumble dryer. Door to the rear garden and kitchen. Water tap and two power points.

## Gardens

Block paved driveway in front of the integral garage, offering 'off road' parking for at least two cars. The front garden is open plan and is mainly laid to lawns with flowerbed surrounds. Access to either side of the bungalow leading to the enclosed rear garden. The private rear garden is fully enclosed and comprises of lawns with well stocked colourful flowerbeds and shrubberies and a timber garden shed.



## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band E.

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

### 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 1287 SQ.FT. (119.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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