



## Northcote

Bowsden, Berwick-upon-Tweed, TD15 2TN

**Offers Over £195,000**

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We are delighted to bring to the market this beautifully presented three bedroom detached bungalow, which is located in the heart of this picturesque Northumberland village, some eight miles from Berwick-upon-Tweed. Northcote has superb open views to the rear of surrounding countryside and has the benefits of full double glazing and lpg heating.

The bungalow is entered through a porch to the front which gives access to the hall and the cloakroom. There is spacious dual aspect lounge/dining area with a picture window to the rear taking advantage of the views of the countryside and double French doors giving access to the side garden. A well appointed breakfasting kitchen with an excellent range of white shaker units with appliances and a door to the utility room. The bungalow has a modern bathroom and three double bedrooms, all with fitted wardrobes.

Good sized gardens surrounding the property with informal lawns and flowerbeds, a decked sitting area and a summerhouse.

Parking on a driveway for two cars and giving access to the garage, which has lighting and power connected. Viewing is recommended.



## Porch

7'3 x 7'6 (2.21m x 2.29m)

Entrance door to the side giving access to the porch, which has a double window to the front and a window to the side. Built-in storage cupboard.

## Entrance Hall

The entrance hall gives access to the loft and has a built-in airing cupboard housing the central heating boiler. Central heating radiator, a cloaks hanging area and four power points.

## Cloakroom

5'7 x 2'6 (1.70m x 0.76m)

Fitted with a white two-piece suite which includes a wash hand basin with a vanity below and a toilet with a toilet roll holder. Heated towel rail.

## Lounge/Dining Area

11'3 x 20'3 (3.43m x 6.17m)

A spacious dual aspect reception room with a triple window to the rear with superb views of the surrounding countryside and double French doors giving access to the side garden. Central heating radiator, eight power points and a television point.

## Kitchen/Breakfast Room

11' x 9'4 (3.35m x 2.84m)

Fitted with a superb range of wall and floor white shaker units with granite effect worktop surfaces. Circular stainless steel sink below the double window to the front, plumbing for a dish washing machine and a Kenwood gas range cooker with a cooker hood above. Space for a fridge freezer, a central heating radiator, a television point and ten power points.

## Utility Room

8'5 x 6'5 (2.57m x 1.96m)

Plumbing for an automatic washing machine and a Belfast sink. Window to the front, a central heating radiator four power points and a door to the porch.

## Bedroom 1

11'1 x 9'4 (3.38m x 2.84m)

A generous double bedroom with a window to the rear with open countryside views. Built-in double wardrobe, a central heating radiator and six power points.

## Bedroom 2

8' x 11'5 (2.44m x 3.48m)

Another double bedroom with a double window to the front, a central heating radiator and a built-in double wardrobe. Six power points.

## Bedroom 3

11'1 x 8'4 (3.38m x 2.54m)

A double bedroom with a window to the rear with countryside views. Central heating radiator and a built-in double wardrobe. Four power points.

## Bathroom

8'7 x 5'4 (2.62m x 1.63m)

Fitted with a quality white three-piece suite, which includes a shower bath with a screen and shower above, a wash hand basin with a vanity unit below and bathroom cupboards to the side. Toilet with a toilet roll holder, a frosted window to the front and a heated towel rail.

## Garage

Parking in front of the single garage for two cars and giving access to the garage, which has an up and over door to the front and a door to the side. Lighting and power connected.

## Gardens

Landscaped gardens surrounding the bungalow which contains a decked sitting area at the front overlooking a lawn with well stocked shrubberies and flowerbeds. Large summerhouse in the side garden with views of the countryside and over the gardens. Clothes drying area in the rear garden.

## General Information

Full double glazing.

Full LPG heating.

All mains services are connected except for gas.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band C.

EPC E (41)

## Agency Notes

Opening Hours

Monday - Friday 9.00 - 17.00

Saturday - By Appointment

## FIXTURES & FITTINGS

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

Saturday - By Appointment



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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