



270 Ord House Country Park

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

Offers In The Region Of £85,000

Forming part of this highly sought after residential Park Home development, this lodge has been maintained to a high standard and is located in a quiet position with the park. This Pemberton Serena design is 42' x 13' 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.

The interior comprises of a large open plan lounge/kitchen/diner with a vaulted ceiling and French doors giving access to a veranda. There is ample space for lounge furniture and the kitchen area has an excellent range of cream units with integrated appliances and ample space for a table and chairs. The generous main bedroom has tow built-in wardrobes offering excellent storage and an en-suite bathroom. The second bedroom is an ideal twin room with a fitted wardrobe and next to a separate shower room.

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.

Viewing is recommended.



Lounge/kitchen/Dining Area

21'6 x 12'3 (6.55m x 3.73m)

Partially glazed entrance door giving access to the spacious open plan room with a vaulted ceiling with recessed ceiling spotlights. Windows on either side of the property and double French doors is giving access to the veranda making the room bright and airy. Feature fireplace with a log effect electric fire and two central heating radiators. Cream wall and floor kitchen units with wood effect worktop surfaces. Plumbing for an automatic washing machine and an integrated fridge, freezer and dish washing machine. Built-in double oven, five ring gas hob with a cooker hood above and a built-in microwave. Plumbing for an automatic washing machine and a cupboard housing the central heating boiler. Stainless steel sink and drainer below a window at the side of the property.

Internal Hall

7'3 x 2'5 (2.21m x 0.74m)

Cloaks hanging area and a central heating radiator.

Bedroom 1

11'9 x 12'3 (3.58m x 3.73m)

A generous double bedroom with a double window at the rear and two single windows at the side of the property. Two bedside cabinets beside the double bed and a headboard. Dressing table with with cupboards above, two built-in double wardrobes and recessed ceiling spotlights. Central heating radiator.

En-Suite Bathroom

5'8 x 4'9 (1.73m x 1.45m)

Fitted with a white three-piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a medicine cabinet above. Heated towel rail and a frosted window to the side.

Bedroom 2

9'7 x 6' (2.92m x 1.83m)

A single bedroom with a double window at the side and a central heating radiator. Headboard for two twin beds with a bedside cabinet between. Built-in double wardrobe and a dressing table to the side. Recessed ceiling spotlights.

Shower Room

7'3 x 3'4 (2.21m x 1.02m)

Fitted with a white three-piece suite which includes a built-in shower cubicle, a toilet and a wash hand basin with a mirror above. Built-in bathroom cabinet, a frosted window to the side and a heated towel rail.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected except for gas.

Council tax band A.

Tenure-Leasehold

All fitted floor coverings are included in the sale.

All furniture can be bought by separate negotiation.



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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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