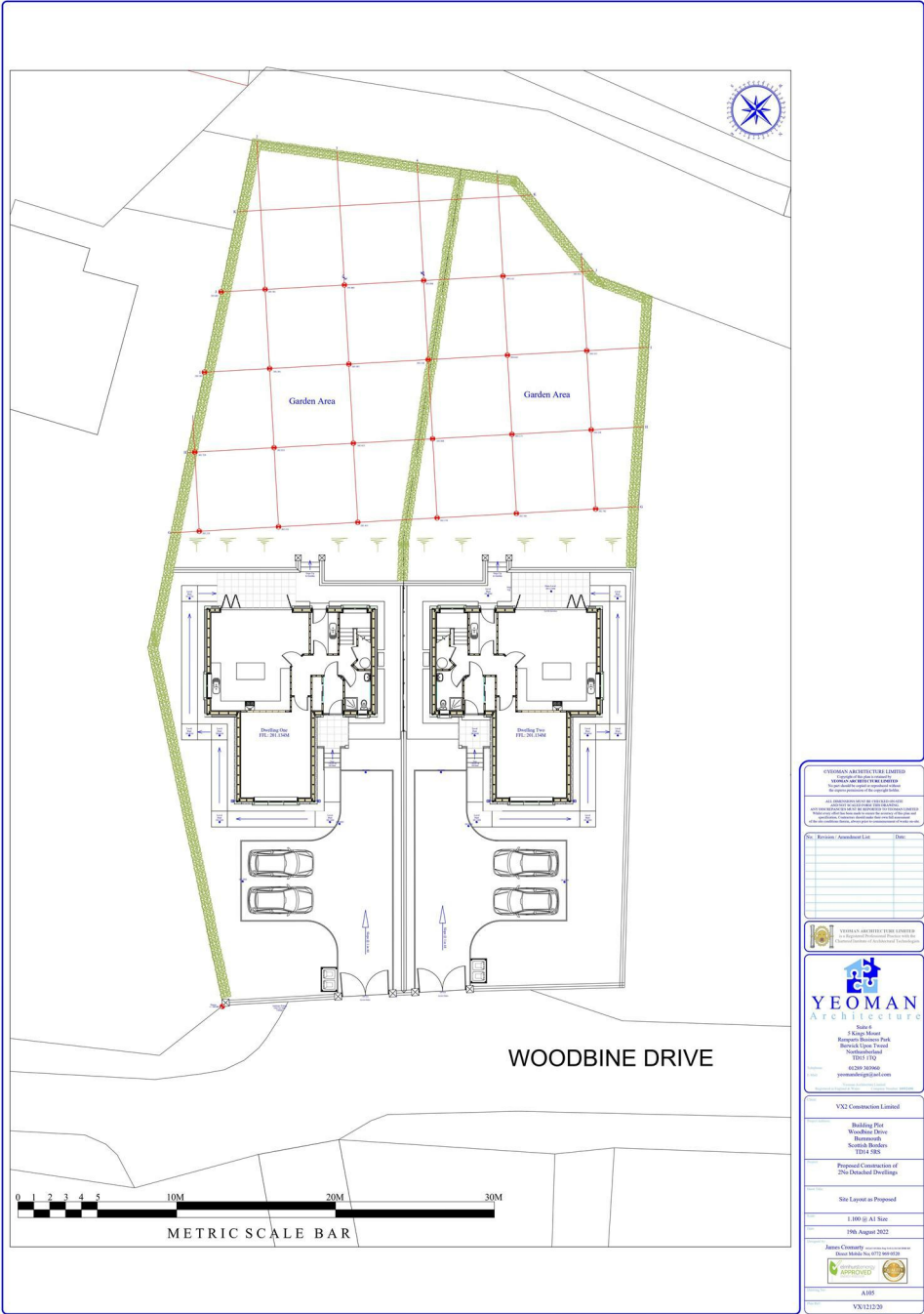


A superb opportunity to purchase this detached four bedroom new build house, which is located in the small village of Burnmouth, some five miles north of Berwick-upon-Tweed. The property will be set within a generous plot which will include parking for two cars and a large back garden. The builder is due to start the construction of the property imminently.

The property will be built to a very high specification with modern contemporary living accommodation, with all the facilities that you would expect in a new property today. This superb design would make an ideal family home, with the benefits of full double glazing, air source heating and solar panels. The new owner will be given a generous budget to choose their own kitchen and depending on the construction progress there maybe an opportunity to have an input of other fixtures and fittings.

The interior comprises of a vestibule with a cloaks cupboard, an entrance hall with stairs to the first floor level with an airing cupboard below, a generous lounge and a large kitchen/breakfast room with ample space for a table and chairs and bi-folding doors to the rear garden. There is a useful utility room and a shower room on the ground floor. On the first floor is a family bathroom with a four-piece suite, four bedrooms all will fitted wardrobes and the main bedroom has an en-suite shower room.

For further information, please contact our Berwick office.



Vestibule

Entrance door to the front giving access to the vestibule, which includes a double cloaks cupboard. Door to the entrance hall.

Entrance Hall

Stairs to the first floor landing with a built-in airing cupboard housing the hot water tank.

Lounge

17'8" x 14'5" (5.395 x 4.404)

A spacious reception room with a triple window to the front.

Kitchen/Breakfast Room

20'3" x 20'2" (6.176 x 6.171)

A spacious kitchen with ample space for a table and chairs, the new owners will be given a budget to choose their own kitchen style from a provider nominated by the builder. Double window to the side and bi-folding doors to the rear garden.

Utility Room

8'6" x 5'6" (2.596 x 1.700)

Entrance door to the rear, the utility room will have a sink and drainer and plumbing for an automatic washing machine.

Shower Room

8'1" x 5'3" (2.484 x 1.622)

Fitted with a white three-piece suite, which will include a shower cubicle, a wash hand basin and a toilet. Frosted window to the front.

First Floor Landing

Built-in storage cupboard and a window to the side and a double window to the rear.

Bedroom 1

11'5" x 12'1" (3.500 x 3.691)

A good sized double bedroom with a double window to the front and two built-in double wardrobes.

En-Suite Shower Room

5'10" x 10'1" (1.795 x 3.091)

Fitted with a white four-piece suite, which includes a toilet, shower cubicle and his and hers wash hand basins. Frosted window to the side.

Bedroom 2

9'11" x 13'4" (3.038 x 4.071)

Another double bedroom with a double window to the side of the property and a built-in wardrobe.

Bedroom 3

9'11" x 13'2" (3.038 x 4.017)

A double bedroom with two built-in double wardrobes. Double window to the rear.

Bedroom 4

8'8" x 8'1" (2.654 x 2.479)

A single bedroom with a built-in double wardrobe. Window to the rear.

Bathroom

6'11" x 12'1" (2.122 x 3.690)

Fitted with a white four-piece suite, which will include a bath, shower cubicle, toilet and a wash hand basin. Frosted window to the front.

Outside

Parking for two cars on a driveway at the front of the house. Generous garden to the rear of the property.

General Information

Full double glazing.

Full air source heating and solar panels.

All mains services are connected except for gas.

Council tax band- TBC.

Tenure - Freehold.

Energy rating - TBC.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday 9:00 - 12:00

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.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA: 1747 sq.ft. (162.3 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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