



Woodland

Fenwick, Berwick-upon-Tweed, TD15 2PJ

Offers In The Region Of £365,000

Ref:

Located in a secluded position on the outskirts of this small Northumberland village, Woodlands is a stunning four bedroom detached bungalow, set within beautifully landscaped gardens and grounds which extend to approximately 0.5 acre. The bungalow is accessed onto a large gravelled driveway which gives access to the single integral garage and offers parking for a number of vehicles. Access to either side to the bungalow to the gardens, which are south and west facing and are a haven for wildlife. The gardens are predominantly laid to lawns with mature shrubberies and flowerbeds and lead down to a stream at the bottom of the garden. There is a large greenhouse a garden shed.

The well presented interior comprises of a cloakroom and a generous lounge with stone carved fireplace with a gas fire and double doors to a large conservatory which is glazed on three sides to take advantage of the gardens. Spacious kitchen/dining area with an excellent range of solid oak units and a utility room. Woodland has four double bedrooms all with fitted wardrobes and the two largest bedrooms have en-suite shower rooms. There is also a family bathroom. The property has full double glazing and lpg central heating.

The property has been superbly designed, with the reception rooms and kitchen taking advantage of the views over the gardens and surrounding countryside.

Viewing is highly recommended.



Fenwick Village

Fenwick village has easy access onto the main A1 road, making it easy to commute to north and south of the county. The nearest town is Berwick-upon-Tweed some 10 miles north, which has varied shopping, sporting facilities and a railway station. To the south is Alnwick some 18 miles from Fenwick and Bamburgh is 9 miles away where there is one of the best beaches in the country. There is a petrol station located at Beal some 3 miles north of Fenwick, which also has a shop and a public house. The village of Lowick is approximately 4 miles away, where there is a village shop, two public houses and a primary school.

Entrance Hall

4'3 x 5'7 (1.30m x 1.70m)

Entrance door to the front with glass panels to either side, leading to the hall which has oak flooring and a built-in cloaks cupboard. Double twelve pane doors to the dining area and a door to the cloakroom.

Cloakroom

5'7 x 6'8 (1.70m x 2.03m)

Fitted with a white two piece suite, which includes a toilet with a toilet roll holder and a wash hand basin with a soap dispenser and mirror above. Heated towel rail and a frosted window to the front.

Kitchen/Dining Area

19'3 x 23'11 (5.87m x 7.29m)

The kitchen is fitted with quality solid oak wall and floor units, with under unit lighting, a glass display cabinet and granite worktop surfaces with a tiled splash back. Belfast sink

below the double window to the rear, there is also a window to the side. Newhome gas range with a cooker hood above. There is tiled flooring in the kitchen and solid oak flooring in the dining area.

Double patio doors to the rear garden, recessed ceiling spotlights and double doors to the living room and doors to the internal hall and utility room. Three central heating radiators and twelve power points.

Utility Room

7'2 x 7'5 (2.18m x 2.26m)

Fitted with an excellent range of beech wall and floor units and a stainless steel sink and drainer below the window to the front. Plumbing for an automatic washing machine and space for a tumble dryer. Six power points.

Rear Entrance Hall

3'8 x 9'9 (1.12m x 2.97m)

Double French doors to the rear garden and a door to the integral garage.

Lounge

19'6 x 15'3 (5.94m x 4.65m)

A large reception room with a carved stone fireplace with a coal effect gas stove. Triple window to the front with views over the gardens and surrounding countryside and two central heating radiators. Double ten pane doors with glass panels to either side giving access to the conservatory. Television and a telephone point and twelve power points.

Conservatory

12'6 x 12' (3.81m x 3.66m)

A superb addition to the bungalow, the



conservatory is glazed on three sides taking advantage of the gardens surrounding the property. Double French doors to the rear and two wall lights.

Internal Hall

With two windows to the side of the bungalow and a built-in shelved storage cupboard. Central heating radiator and four power points.

Bedroom 1

13'5 x 15'3 (4.09m x 4.65m)

A large double bedroom with double patio doors giving access to the garden to the side of the property. Two built-in wardrobes and two wall lights over the bed position. Central heating radiator, a television point and nine power points.

En-Suite Shower Room

5'4 x 7'4 (1.63m x 2.24m)

A fully tiled modern en-suite shower room which comprises of a wash hand basin with a vanity unit below and medicine cabinet above. Walk-in shower cubicle and a low level toilet with a toilet roll holder. Frosted window to the side of the property.

Bedroom 2

13'7 x 9'5 (4.14m x 2.87m)

Another double bedroom with a double window to the side and two built-in wardrobes offering excellent storage. Central heating radiator, eight power points and a telephone point.

En-Suite Shower Room

5'5 x 7'4 (1.65m x 2.24m)

Fitted with a white three piece suite which

includes a corner shower cubicle, a toilet and wash hand basin with a mirror, shelf, shaver light and socket above. Central heating radiator and a towel rail.

Bedroom 3

13'4 x 9'4 (4.06m x 2.84m)

A double bedroom with window to the side and a built-in wardrobe. Central heating radiator, television point and four power points.

Bedroom 4

9'4 x 9'8 (2.84m x 2.95m)

Currently being used as an office, however, it is a another double bedroom with a built-in wardrobe and a window to the side. Telephone point and four power points.

Bathroom

9'5 x 7'4 (2.87m x 2.24m)

Fitted with a white three piece suite which includes a bath with a shower attachment, a toilet with a toilet roll holder and a wash and basin below the frosted window to the side. Central heating radiator, mirror and a shaver socket.

Integral Garage

20'3 x 11'7 (6.17m x 3.53m)

With an up and over door giving access to the garage, which has a window to the rear and contains the central heating boiler. Lighting and power connected.

Gardens

Set within beautifully landscaped gardens and grounds which extend to approximately 0.5 acre, Woodland is accessed onto a large gravelled driveway which gives access to the



single integral garage and offers parking for a number of vehicles. Access to either side to the bungalow to the gardens, which are south and west facing and are a haven for wildlife. The gardens are predominantly laid to lawns with mature shrubberies and flowerbeds and lead down to a stream at the bottom of the garden. There is a large greenhouse a garden shed.

General Information

Full double glazing.

Full LPG central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Council Tax Band: F

Energy Rating: F (35)

Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are not all included in the sale. 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.

Viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
2107 sq.ft. (195.7 sq.m.) approx.



TOTAL FLOOR AREA : 2107 sq.ft. (195.7 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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