

7 Knowes Close

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Hutton, TD15 1TS

Offers Over £285,000



A beautifully upgraded and deceptively spacious detached bungalow set on a large, fully landscaped corner plot with garden studio addition.



Set into a quiet corner of this small and well established cul de sac, 7 Knowes Close offers much more than first impressions may lead you to believe.

Beautifully modernised, upgraded and reconfigured by the current owners, this is a contemporary home perfectly designed around modern family life. With open plan living spaces, free flow access to the private gardens and three bedrooms, it provides low maintenance living within a sought after village where properties rarely come to the market, and all within a few miles of Berwick Upon Tweed.

For those who work from home, looking for some hobby space or simply to use as a relaxing garden room, the timber pod/studio has been a worthy addition – fully insulated and with double doors to the front this is a particularly versatile space. Internally the layout has been altered to make much better use of space.

The heart of this home is the open plan living/dining/kitchen; beautifully finished to a high standard with a stylish kitchen, dedicated dining space and sitting room with contemporary feature wall; a space well suited to both entertaining and relaxing family nights. Good natural light is afforded by windows overlooking the front garden in addition to a fully glazed rear door which connects directly to the main garden.

Three double bedrooms each provide good proportions and a different outlook over the wrap around garden. Of note, the master bedroom benefits from a stylish en-suite shower room, excellent built in storage and the luxury of an external glazed door to a decked sun terrace, perfect for morning coffee. Bedroom two and three are served by a luxurious family bathroom complete with free standing bath plus a large walk in shower. Good additional storage has been built in to the hallway including a utility cupboard for washing machine and tumble drier.

Due to the corner location, the gardens wrap around the bungalow on all sides, fully enclosed and secure with excellent privacy. A private drive extends to the single garage whilst the front area of garden has

been landscaped for easy maintenance with a raised dining terrace, ideal for BBQ's.

Towards the rear, the gardens have been levelled off to provide a very family friendly space, largely laid to lawn and with a large deck complete with recessed spotlighting to ensure a lovely evening atmosphere. Views from the garden take in the surrounding countryside extending towards the Cheviots in the distance.

### LOCATION

Positioned around 5 miles west of Berwick along the route of the River Tweed, Hutton is a charming and very established Berwickshire village. A popular choice for those seeking peace and tranquillity whilst retaining easy access to Berwick and all local amenities with onward travel connections including the A1 trunk road and the main East Coast Rail line. What3words ///dozens.critic.easygoing

### HIGHLIGHTS

- Beautifully modernised interiors
- Fully landscaped wrap around garden
- Garden studio/pod
- Free flow access to the garden
- Peaceful village setting
- Within easy reach of Berwick
- Ensuite and luxurious family bathroom

### ACCOMMODATION SUMMARY

Entrance Hall, Open Plan Lounge/Dining/Kitchen, Master Bedroom with En-Suite Shower Room, Two Further Double Bedrooms and Family Bathroom Detached Single Garage and Garden Studio/Pod

### SERVICES

Mains water, electricity and drainage. Double glazing. Oil central heating

### COUNCIL TAX

Band E

### ENERGY EFFICIENCY

Rating D

### TENURE

Freehold

### VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

### MARKETING POLICY

Offers over £285,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



