3 Ladywell Road

Tweedmouth, Berwick-upon-Tweed, TD15 2AF

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Located in a highly sought after residential area, this beautifully presented three bedroom semi-detached house is conveniently situated within walking distance of Berwick-upon-Tweed town centre and local shopping facilities.

The property is entered via a vestibule leading into a welcoming entrance hall with stairs to the first floor landing. The generous lounge features a bay window and an attractive fireplace with a gas fire, creating a warm and inviting living space.

At the rear of the house is a spacious kitchen/dining area offers ample room for a table and chairs and is fitted with an excellent range of cream shaker style units incorporating built-in appliances. A useful utility room provides an additional living/workspace, which gives access to a cloakroom and the integral garage.

On the first floor are three well proportioned bedrooms, two of which are generous doubles with fitted wardrobes, along with a modern family bathroom. The property further benefits from full double glazing and gas central heating.

Externally, a driveway provides 'off road' parking and access to the garage. The attractive front garden is laid to lawn and complemented by well stocked flowerbeds and mature shrubs. To the rear, a large enclosed garden offers an excellent outdoor space for families and entertaining, featuring two patio areas overlooking a well maintained lawn, colourful flowerbeds and a garden shed.

Combining spacious accommodation, attractive gardens and a convenient location close to local amenities, this property would make a stunning family home. Early viewing is highly recommended to appreciate all that this superb home has to offer.

Vestibule
4' x 5'7 (1.22m x 1.70m)
Partially glazed entrance door with a glass panel at the side giving access to the vestibule, which has a glazed door to the entrance hall.

Entrance Hall
11' x 6'2 (3.35m x 1.88m)
With stairs leading to the first floor landing with a cloaks hanging area below, the hall has a central heating radiator with a heater cover and three power points.

Living Room
17'7 x 11'1 (5.36m x 3.38m)
A spacious and bright reception room with a half bay window at the front overlooking the garden with a central heating radiator below. Attractive oak fireplace with a marble inset and hearth and a coal effect gas fire. Two double wall lights with a matching ceiling light. Television point and nine power points.

Kitchen/Dining Area
10'2 x 17'7 (3.10m x 5.36m)
A spacious open plan room with an excellent range of cream shaker wall and floor units with granite effect worktop surfaces. The kitchen incorporates an integrated dish washing machine and fridge, a five ring gas hob with a cooker hood above and a built-in Neff double oven. One and a half bowl stainless steel sink and drainer below one of the two windows to the rear. Central heating radiator and fourteen power points.

Utility Room
8'8 x 7'6 (2.64m x 2.29m)
That utility room has plumbing for an automatic washing machine and space for a tumble dryer. Window at the rear and an entrance door giving access to the garden. Central heating radiator and two power points. Door to the cloakroom and the garage.

Cloakroom
4'4 x 3' (1.32m x 0.91m)
Fitted with a white two-piece suite which includes a toilet and a wash hand basin.

First Floor Landing
9'5 x 7'7 (2.87m x 2.31m)
Giving access to all the rooms in the first floor landing and to the loft, the landing has a window of the side of built-in linen cupboard and one PowerPoint.

Bedroom 1
14' x 9'6 (4.27m x 2.90m)
A generous double bedroom with a triple window at the front with a central heating radiator below. Two built-in double wardrobes and a shelved storage cupboard offering superb storage. Six power points.

Bedroom 2
11'2 x 9'7 (3.40m x 2.92m)
A good sized double bedroom with a triple window at the rear with a central heating radiator below. Two built-in double wardrobes offering excellent storage and six power points.

Bathroom
5'4 x 7'6 (1.63m x 2.29m)
Fitted with a quality white three-piece suite which includes a bath with an electric shower and screen above, a toilet and a wash hand basin. The bathroom has a medicine cabinet, a heated towel rail, recessed ceiling spotlights and a frosted window to the side and double window to the rear.

Bedroom 3
10'1 x 7'7 (3.07m x 2.31m)
A single bedroom with a double window at the front with a central heating radiator below. Three power points.

Garage
17'6 x 7'6 (5.33m x 2.29m)
Up and over door giving access to the garage which has lighting and power connected and a wall mounted central

heating boiler. Window to the side and a built-in storage cupboard.

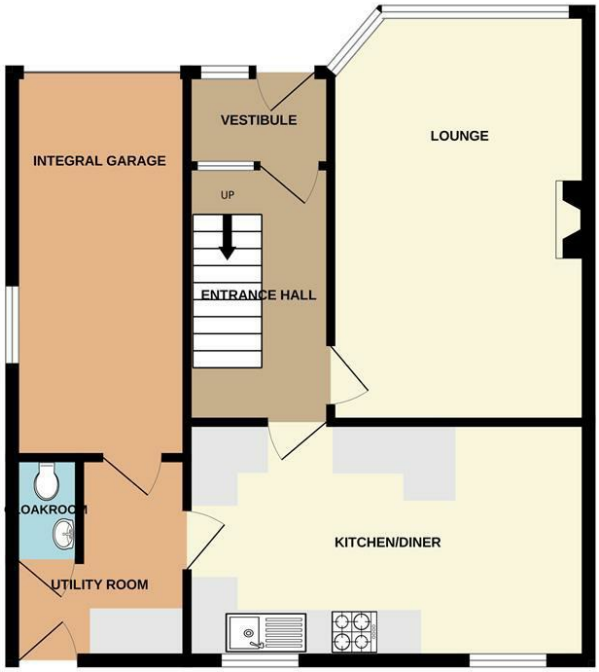
Gardens

Driveway at the front of the house offering 'off road' parking and giving access to the garage. Lawn garden at the front with well stocked flowerbed surrounds. A fully enclosed garden at the rear with a patio next to the house and at the top of the garden, taking advantage of the views over the lawn and the flowerbeds and shrubberies. The rear garden is a real suntrap and it also contains a garden shed.

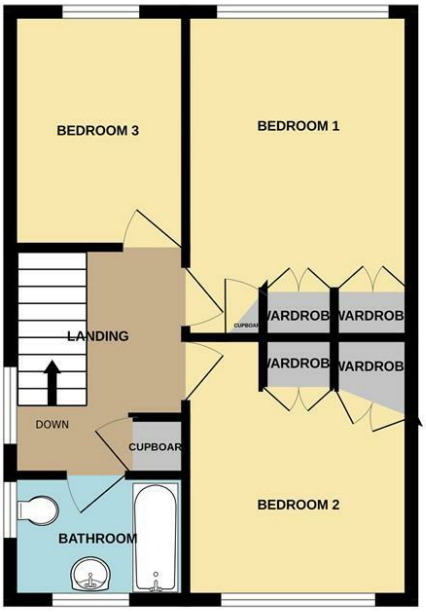
General Information

Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
All fitted curtains and blinds are included in the sale.
Tenure-Freehold.
Council tax band A.

GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.0 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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