37 Windsor Crescent

Berwick-Upon-Tweed, TD15 1NT

Offers Over £310,000

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We are delighted to bring to the market this superb three bedroom semi-detached house, occupying an enviable position within one of Berwick-upon-Tweed’s most desirable residential areas. This attractive property combines generous and well proportioned accommodation, with character and charm.

The property is entered via a welcoming entrance hall with oak flooring and a feature circular leaded glass window on the staircase, a bright and comfortable lounge with an bay window and an attractive inglenook fireplace creating a lovely focal point in the room. At the rear of the house is an impressive open plan kitchen/dining/family room, a generous space for both everyday family life and entertaining. The kitchen area is fitted with a superb range of shaker units with appliances and a breakfast bar, the family area has a bay window with French doors giving access to the rear garden and an inglenook fireplace with a log burning stove creating a cosy and inviting setting.

The first floor provides three generously proportioned bedrooms, together with a stylish modern family bathroom.

Outside, the property continues to impress, with a driveway provides convenient 'off road' parking and a single garage. The front garden is laid to a lawn, while the good sized fully enclosed rear garden enjoys a private and peaceful aspect, with a large decked sitting area overlooking a lawn, mature fruit trees, shrubberies, a greenhouse and a garden shed.

An excellent opportunity to acquire a superb family home in a highly sought after location, which is within easy walking distance to the centre of Berwick-upon-Tweed and the railway station.

Viewing is highly recommended, contact our Berwick-upon-Tweed office to arrange an appointment.

Entrance Hall
13'6 x 8'9 (4.11m x 2.67m)
Partially glazed entrance door giving access to the hall, which has oak flooring and a leaded glass circular window at the front and stairs to the first floor landing. Central heating radiator, a built-in understairs cupboard and one power point.

Lounge
16'4 x 12'7 (4.98m x 3.84m)
A spacious and well proportion reception room with a bay window at the front and an attractive wooden carved fireplace with a slate hearth and a log effect electric stove. Central heating radiator and four power points.

Kitchen/Diner/Family Room
22'11 x 16'2 (6.99m x 4.93m)
A superb open plan kitchen/family room which has an excellent range of shaker wall and floor units with wood effect worktop surfaces with a tiled splashback. The kitchen incorporates a breakfast bar, a white ceramic sink and drainer below the double window to the rear, an integrated fridge, freezer and dish washing machine. Built-in oven, four ring gas hob with a cooker hood above. Built-in double utility/pantry cupboard with plumbing for an automatic washing machine and space for a tumble dryer. Bay window which incorporate double French doors giving access to the rear garden, attractive inglenook fireplace with a timber surround and log burning stove. Partially glazed entrance at the side of the property, oak flooring, two central heating radiators and eighteen power points.

First Floor Landing
13'1 x 4' (3.99m x 1.22m)
With a built-in storage cupboard and a shelved linen cupboard, the landing has a central heating radiator.

Bedroom 1
13'4 x 10'7 (4.06m x 3.23m)
A large double bedroom with four windows to the front with a central heating radiator below. Two built-in double wardrobes offering excellent storage with extra space above. Six power points.

Bathroom
6'2 x 6'5 (1.88m x 1.96m)
Fitted with a modern white three-piece suite, which includes a bath with a shower and screen above, a wash hand basin below the frosted double window at the side and a toilet. Medicine cabinet and a heated towel rail.

Bedroom 2
14'5 x 11'9 (4.39m x 3.58m)
A double bedroom with a triple window at the rear with a central heating radiator below and four power points.

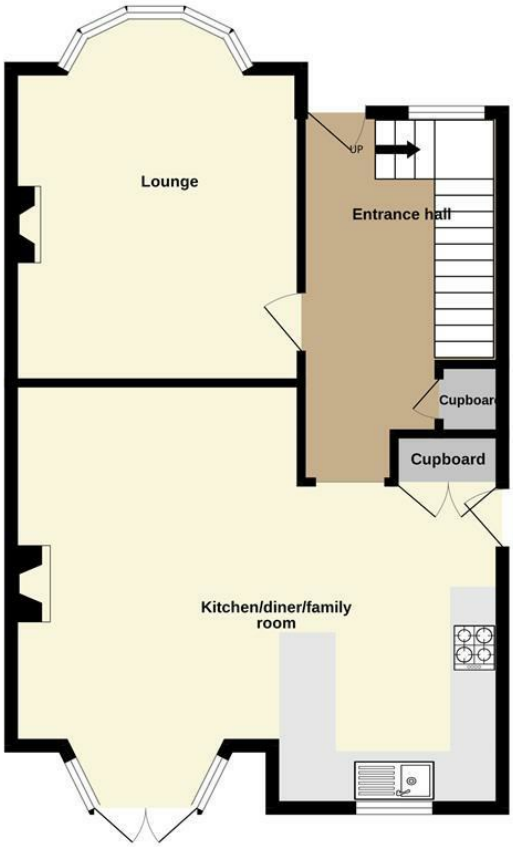
Bedroom 3
6'9 x 9'8 (2.06m x 2.95m)
A good sized single bedroom with a double window at the rear with a central heating radiator below. Built-in display shelving, four power points and a television point.

Garage
13'8 x 7'9 (4.17m x 2.36m)
With up and over door giving access to the garage, which has lighting and power connected and double window to the side.

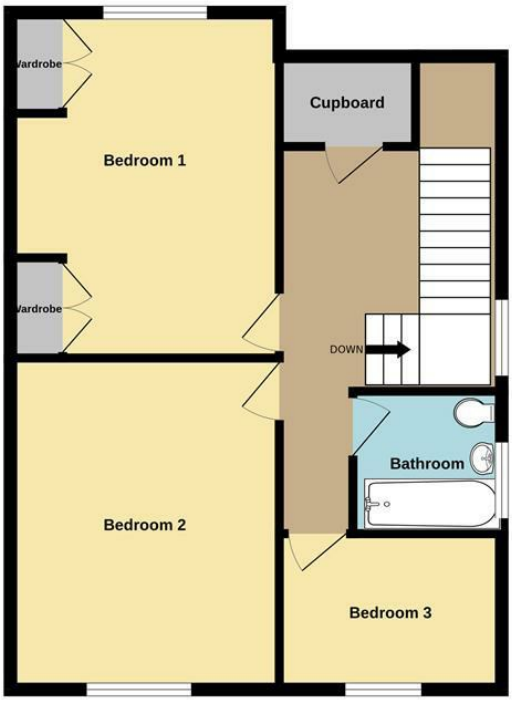
Gardens
Gravelled driveway at the front offering ample 'off street' parking, with a lawn at the side. Good sized enclosed rear garden with a large decked siting area overlooking lawns with mature shrubberies and fruit trees, including a plumb and apple trees. There is also a greenhouse and a timber garden shed.

General Information
Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
Tenure-Freehold.
All mains services are connected.
Council tax band C.

Ground floor
657 sq.ft. (61.0 sq.m.) approx.



1st floor
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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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