



## 3 Ivinson Road

Tweedmouth, Berwick-upon-Tweed, TD15 2EA

**Offers Over £294,950**

Located in this popular residential area, this spacious three bedroom detached dormer house offers ideal family living accommodation that has been extended over the years. The property has views of the surrounding areas and over towards Halidon Hill and has the benefits of full double glazing and gas central heating.

The interior is entered through a vestibule which leads to the entrance hall, there is a large lounge with a stone fireplace with a gas fire and a archway into an office/breakfast area. Double glass doors into the dining room extension, which would make another bedroom if required. The present owner has recently installed a modern grey gloss kitchen with appliances. Door to the rear hall which gives access to the study and the integral garage. Also on the ground floor is the family bathroom and a bedroom. On the first floor are two generous double bedrooms, both with fitted wardrobes and the main bedroom has an en-suite shower room.

Garden at the front and rear of the property with lawns and well stocked flowerbeds and shrubberies.

Set in a popular neighbourhood, this property benefits from a sense of community while still being within easy reach of local amenities.

This property presents a wonderful opportunity for those seeking a spacious and versatile home in a desirable location. Contact our Berwick-upon-Tweed office to arrange a viewing.



## Porch

6'3 x 6'9 (1.91m x 2.06m)

Partially glazed entrance door giving access to the porch which has a window to the front and side and the glazed door to the entrance hall.

## Entrance Hall

16'9 x 6'3 (5.11m x 1.91m)

Stairs to the first floor landing with a built-in understairs cupboard, there is also a cloaks cupboard. Central heating radiator and two power points.

## Lounge

17'6 x 11'6 (5.33m x 3.51m)

A large reception room with a picture window to the front with a central heating radiator below. Stone built fireplace with a marble mantelpiece and hearth and a log effect gas fire. Seven power points, a television point, two double wall lights with a matching ceiling light. Archway to office area.

## Office

8'8 x 11'2 (2.64m x 3.40m)

A multipurpose room with double glass doors giving access to the dining rooms. Door to the kitchen, and two power points.

## Dining Room/Family Room

10'3 x 11' (3.12m x 3.35m)

A multipurpose room with a picture window to the rear and a glazed door to the side. Central heating radiator and three power points.

## Kitchen

8'9 x 14'3 (2.67m x 4.34m)

Fitted with an excellent range of modern grey gloss wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. One and a half bowl sink and drainer below the triple window to the rear. Four ring ceramic hob with a cooker hood above. Built-in double oven, plumbing for an automatic and dish washing machines and space for a tumble dryer. Central heating radiator and eight power points.

## Rear Hall

3'7 x 3'2 (1.09m x 0.97m)

With a window to the rear with wall and base storage cupboards below. Wall mounted central heating boiler and a door to the garage and the study.

## Study

8'5 x 5' (2.57m x 1.52m)

Double window to the front, a central heating radiator, one power points and a built-in wall cupboard.

## Bathroom

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

Fitted with a three-piece suite which includes a bath with a shower attachment and screen above, a low level toilet and a wash hand basin with a vanity unit below and a mirror, pelmet lighting and a bathroom cabinet above. Heated towel rail and a frosted window to the side.

## Bedroom 3

11'1 x 7'1 (3.38m x 2.16m)

A good sized bedroom with a picture window to the front, a central heating radiator and two power points.

## First Floor Landing

2'7 x 3' (0.79m x 0.91m)

Access to the loft and a built-in airing cupboard housing the hot water tank.

## Bedroom 1

12'5 x 10'5 (3.78m x 3.18m)

A good sized double bedroom with a built-in wardrobe and a picture window to the front with a central heating radiator below. Two wall lights over the bed position with a matching ceiling light. Eight power points.

## En-Suite Shower Room

5'5 x 5'1 (1.65m x 1.55m)

Fitted with a modern white three piece suite, which includes a corner shower cubicle with an electric shower, a toilet and a wash hand basin with a mirror and light above. Heated towel rail.



## Bedroom 2

12' x 11'2 (3.66m x 3.40m)

Another double bedroom with a window to the front with a central heating radiator below. Built-in wardrobe on one wall offering excellent storage. Six power points.

## Garage

19'6 x 9' (5.94m x 2.74m)

Electric up over door to the garage, with a window to the side and an entrance door. Two power points (one currently used for the garage door). Two remote controls to be used for access.

## Garden

Attractive garden at the front with lawns with well stocked flowerbeds. Fully enclosed rear lawn garden. Parking on a drive which gives access to the garage.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band: C

EPC: D (61)

Tenure-Freehold.

## Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

## FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded.

This brochure including photography was prepared in accordance with the sellers' instructions.

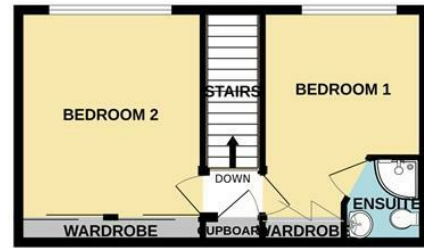




GROUND FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 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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