



Lamberton Holdings

Berwick Upon Tweed, Northumberland, TD15 1XB

Offers Over £499,000

We are delighted to bring to the market this spacious and well presented detached four bedroom detached house, which has been individually designed to create this stunning family home. The house offers spacious and versatile living accommodation throughout, with modern contemporary fixtures and fittings throughout. The property has been designed to take advantage of the elevated position, with superb open sea views and open countryside.

The accommodation is set on two levels which has the benefits of excellent storage facilities, full double glazing, air source heating and solar panels. On the ground floor there is a large lounge with a dining area with large windows on three sides enjoying the views, a kitchen with modern units with appliances, a utility room and a sitting room which could be used as another bedroom. Also on this level is a cloakroom and the main bedroom which has fitted wardrobes and an en-suite bathroom. On the first floor are three double bedrooms with built-in wardrobes and the second bedroom has a Juliet balcony and an en-suite shower room.

Ample parking on a driveway in front of the detached double garage.

Large gardens surrounding the house with the front garden has shrubberies and flowerbeds and the rear garden has a patio overlooking a large lawn.

Lamberton is located within five miles from Berwick-upon-Tweed, where there is an excellent range of facilities and a mainline railway station. Eyemouth is 5 miles away and Edinburgh is 53 miles.



Entrance Hall

12' x 30' (3.66m x 9.14m)

Double French doors giving access to the entrance hall, which has stairs to the first floor with a window to the side and two velux windows. The entrance hall has oak flooring, a large walk-in cloaks cupboard, a central heating radiator and two power points.

Cloakroom

4'7 x 6'3 (1.40m x 1.91m)

Fitted with a white two piece suite, which includes a wash hand basin with a vanity unit below and a mirror above. Toilet with a toilet roll holder, a central heating radiator, an extractor fan and recessed ceiling spotlights.

Lounge/Dining Area

23'6 x 28'4 (7.16m x 8.64m)

A large large and bright reception room with oak flooring with underfloor heating. Two double full length windows to the rear and one side and a double window to the other side taking advantage of the superb views over the gardens and the sea beyond. Double French doors giving access to the rear garden. Recessed ceiling lights, double French doors to the kitchen, a television point and ten power points.

Kitchen

10'8 x 13'5 (3.25m x 4.09m)

Fitted with a superb range of cream wall and floor shaker kitchen units with granite effect worktop surfaces. One and a half bowl stainless steel sink and drainer below the double window to the rear, there is also a glazed entrance door. Built-in double oven, four ring ceramic hob with a cooker hood above. Space for an American fridge freezer. Plumbing for a dish, washing machine and seven power points.

Utility room

13'5 x 8'3 (4.09m x 2.51m)

Fitted with cream wall and floor storage units with granite effect worktop surfaces. Stainless steel sink and drainer below the window to the rear, plumbing for an automatic washing machine and a glazed entrance door to the front of

the house. Walk-in storage cupboard housing the hot water tank and the controls for the solar panels and air source heating system. Four power points.

Sitting Room/Bedroom 5

12'2 x 10'6 (3.71m x 3.20m)

A multifunctional room which is currently being used as a sitting room, however, it would make an ideal bedroom. Double window to the front, oak flooring and a central heating radiator. Recessed ceiling spotlights, a television point, a telephone point and four power points.

Bedroom 1

15'7 x 13'4 (4.75m x 4.06m)

A large double bedroom with a built-in double wardrobe and a window to the front and side of the property. Oak flooring, a central heating radiator, recessed ceiling spotlights and six power points.

En-Suite Bathroom

10'4 x 9'6 (3.15m x 2.90m)

A large en-suite bathroom which has a bath with a shower and screen above, a toilet and a wash hand basin with a vanity unit below and a mirror above. Window to the front and a heated towel rail.

First Floor Landing

6'6 x 14'6 (1.98m x 4.42m)

With oak flooring and a useful built-in storage cupboard, the landing has a central heating radiator and two power points.

Bedroom 2

23'2 x 12'8 (7.06m x 3.86m)

A good sized double bedroom with a velux window to the side and a double window to the rear with a Juliet balcony taking advantage of the superb views of the surrounding countryside and the sea beyond. Built-in double wardrobes either side of the bed position, a central heating radiator, recessed ceiling spot lights, eight power points and a television point.



En-Suite Shower Room

7'1 x 6'2 (2.16m x 1.88m)

Fitted with a modern white three-piece suite, which includes a corner shower cubicle, a wash hand basin with a vanity unit below and a mirror above, a toilet with a toilet roll holder and a heated towel rail. Velux window to the side and recessed ceiling spotlights.

Bedroom 3

15'7 x 12' (4.75m x 3.66m)

Another double bedroom with a double window to the front and a built-in double wardrobe either side of the bed position. The bedroom has oak flooring, a central heating radiator, recessed ceiling spotlights and six power points.

Family Bathroom

6'9 x 9'6 (2.06m x 2.90m)

Fitted with a quality white three-piece suite, which includes a bath with a shower and screen above, a toilet with a toilet roll holder and a wash hand basin with a vanity unit below and a mirror above. Heated towel rail a velux window to the rear and recessed ceiling spotlights.

Bedroom 4

18'5 x 15'7 (5.61m x 4.75m)

A large dual aspect double bedroom with oak flooring and a double window to the front and rear taking advantage of the superb views. Two built-in double wardrobes, recessed ceiling spotlights, central heating radiator, a television and telephone point and eight power points.

Double Garage

A large detached double garage with two up and over electric doors to the front. The garage has lighting and power connected.

Gardens

Ample parking to the front of the property and giving access to the garage. There are large landscaped garden surrounding the property on all sides ensuring privacy. The front garden has shrubberies and flowerbeds. Access either

side to the rear garden has a patio area overlooking a large lawn garden.

General Information

Full air source heating and solar panels.

All fitted floor coverings are included in the sale.

Services- drainage into septic tank, mains water, mains, electric and telephone.

Tenure - Freehold

Council Tax Band G

EPC A (92)

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - By Appointment

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

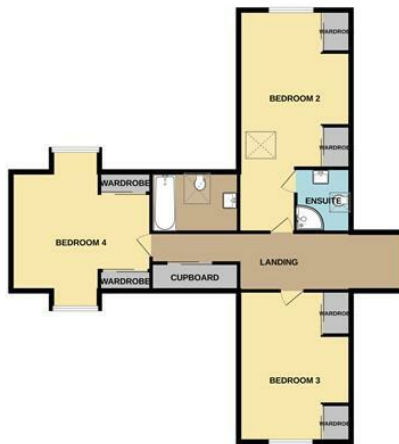




GROUND FLOOR
1641 sq.ft. (152.4 sq.m.) approx.



1ST FLOOR
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA: 2626 sq.ft. (244.0 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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