



12 Roddam Court

Tweedmouth, Berwick Upon Tweed, TD15 2YT

Offers Over £220,000

****CLOSING DATE - Monday 13th February at 12 NOON ****

Best and final offers should be made by email or letter to the Berwick office. For further information contact us on 01289 307571 email:berwick@aitchisons.co

Located in a quiet cul-de-sac within this popular residential area, this spacious four bedroom semi-detached house would make a superb family home, which has full double glazing and gas central heating. The house has benefited from a two storey extension, creating comfortable and flexible living accommodation.

The property is entered to the front through a porch/entrance hall, which gives access to a cloakroom/utility room. There is a bright and spacious living room which leads to a modern breakfasting kitchen with an excellent range of cream units, appliances and double French doors to the rear garden. Bi-folding doors from the kitchen to the dining room/snug. On the first floor are four bedrooms and a modern bathroom.

Ample parking for a number of vehicles on a driveway to the front of the house, there is a generous lawn garden at the front and an enclosed rear garden with a patio overlooking the lawn garden.

Viewing is recommended.



Porch/Entrance Hall

11'4 x 7'9 (3.45m x 2.36m)

Partially glazed entrance door giving access to the hall, which has a window to the front and side, a central heating radiator and a cloaks hanging area.

Cloakroom/ Utility Room

7'2 x 3'7 (2.18m x 1.09m)

Fitted with a modern two piece suite which includes a toilet and a wash hand basin. Wall mounted central heating boiler. Plumbing for an automatic washing machine, a cloaks hanging area and two power points.

Living Room

15'5 x 14'7 (4.70m x 4.45m)

A spacious reception room with a picture window to the front with a central heating radiator below. Built-in shelved recesses for a dvd and video beside the television point. Stairs to the first floor landing, six power points and a door to the kitchen.

Kitchen/Breakfast Room

10'2 x 15'4 (3.10m x 4.67m)

Fitted with a superb range of modern cream wall and floor kitchen units which incorporates a glass display cabinet and wood effect worktop surfaces with a tiled splash back. Built-in double oven, four ring ceramic hob with a cooker hood above. One and a half bowl ceramic sink and drainer below the window to the rear and there are double French doors giving access to the rear garden. Plumbing for an automatic and dishwashing machine. Bi-folding doors to the dining room/snug. Twelve power points.

Dining Room/Snug

15' x 7'4 (4.57m x 2.24m)

A multifunctional room with a window to the rear and side. Central heating radiator, recessed ceiling spotlights and a built-in shelved recess. Four power points and a television point.

First Floor Landing

7'3 x 14'6 (2.21m x 4.42m)

Giving access to all the rooms on the first floor landing, built-in storage cupboard and recessed ceiling spotlights.

Bedroom 1

17'3 x 8'7 (5.26m x 2.62m)

A good sized double bedroom with a window to the front, rear and side. of the house. Central heating radiator, a television point and four power points.

Bedroom 2

11'9 x 8'2 (3.58m x 2.49m)

Another double bedroom with a double window to the front with a central heating radiator below. Four power points.

Bedroom 4/Office

6' x 8' (1.83m x 2.44m)

A single bedroom which could be used as an office, with a window to the rear with a central heating radiator below. Four power points.

Bedroom 3

12'5 x 6'2 (3.78m x 1.88m)

A single bedroom with a window to the front, a central heating radiator and four power points.

Bathroom

6'1 x 6'1 (1.85m x 1.85m)

Fitted with a modern white three-piece suite which includes a bath with a shower and screen above, a wash hand basin with a mirrored medicine cabinet with concealed lighting above. Toilet with a toilet roll holder and a frosted window to the rear. Recessed ceiling spotlights and a heated towel rail.

Gardens

Ample parking for a number of vehicles on the driveway in front of the property. There is a large lawn garden to the front with flowerbed surrounds. Paved patio garden overlooking the lawn garden.



General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Freehold.

Council tax band B.

EPC C (75)

Agency Information

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.

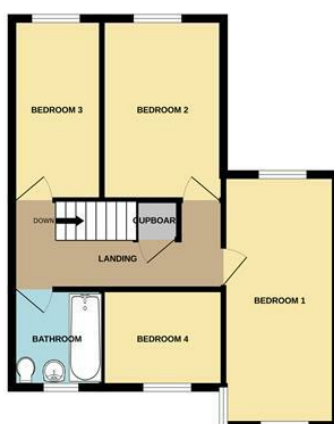




GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.

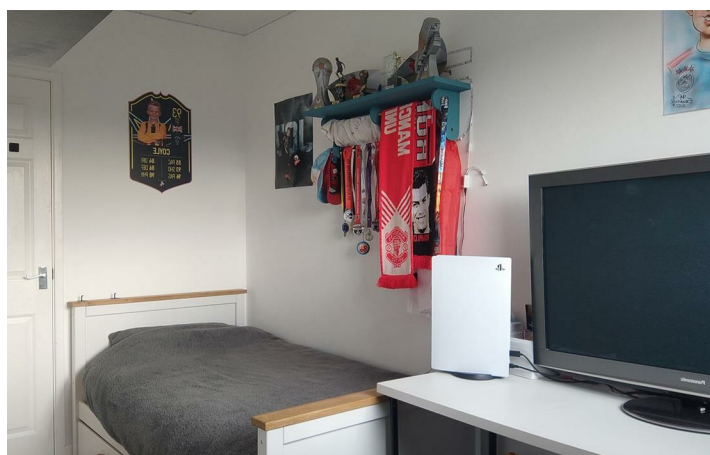


1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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