



4 Stott Court

Tweedmouth, Berwick-upon-Tweed, TD15 2YP

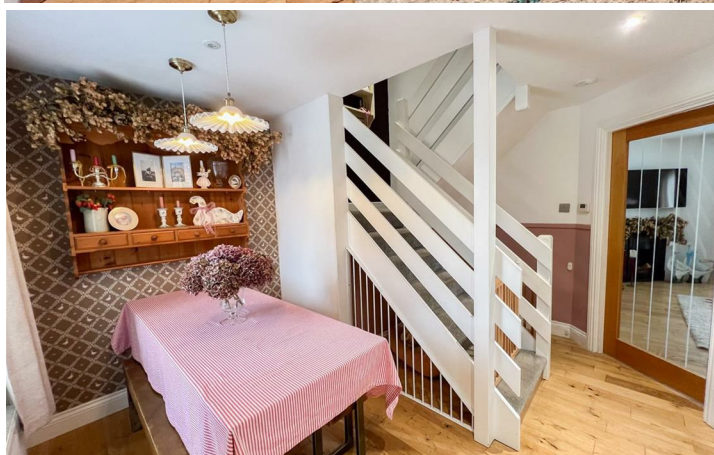
Offers Over £230,000

A beautifully presented and deceptively spacious four bedroom semi-detached house, quietly positioned within a popular cul-de-sac on the edge of Tweedmouth in Berwick-upon-Tweed. The property offers well maintained and versatile accommodation arranged over three levels, including a superb loft conversion where the principal bedroom is located, together with generous gardens on three sides.

The entrance hall has a useful cloaks cupboard and leads through to the dining room which provides an ideal space for family meals and entertaining and is conveniently positioned next to the kitchen, with a range of cream shaker wall and floor units with fitted appliances. The large living room is an impressive reception space, enjoying excellent proportions and featuring an attractive cast iron fireplace, creating a focal point in the room. Also on the ground floor is a bedroom, which could equally be utilised as a home office or additional reception room, providing useful flexibility to suit individual requirements. On the first floor are two double bedrooms, along with a stylish modern bathroom comprising a white four-piece suite. The property benefits from a loft conversion, creating an excellent principal bedroom on the upper floor. The house has full double glazing and gas central heating.

Externally, the property enjoys a lawn front garden and driveway offering 'off road' parking. The rear and side gardens are offer an ideal space for outside dining, with a decked sitting area, lawns and a garden shed.

Viewing is recommended.



Entrance Hall

5'6 x 3'5 (1.68m x 1.04m)

Partially glazed entrance door giving access to the hall, which has a built-in double cloaks cupboard, a central heating radiator and oak flooring.

Dining Room

12'7 x 10'6 (3.84m x 3.20m)

With ample space for a dining table and chairs, the dining room has stairs leading to the first-floor landing, a central heating radiator, window to the front with a central heating radiator below and two power points.

Kitchen

9'8 x 10'5 (2.95m x 3.18m)

Fitted with an extensive range of cream shaker wall and floor units with wood effect worktop surfaces with a tiled splash back. The kitchen also features a glass display cabinet, a built-in double oven, four ring gas hob with cooker hood above. One and a half bowl sink and drainer and plumbing for an automatic washing machine. Partially glazed entrance door to the side, oak flooring, window to the front, eight power points and recessed ceiling spotlights.

Lounge

14'7 x 13'7 (4.45m x 4.14m)

A spacious reception room with oak flooring and an attractive cast iron fireplace being a focal point in the room. Two modern central heating radiators, two windows to the rear, recessed ceiling spotlights and six power points.

Bedroom 4/Study

9'2 x 7'6 (2.79m x 2.29m)

A good sized bedroom with a window to the rear and a useful built-in double wardrobe. Central heating radiator and four power points.

First Floor Landing

8'7 x 12' (2.62m x 3.66m)

Stairs lead to the second floor level, the landing has a built-in shelved storage cupboard, a velux window to the front and a central heating radiator.

Bathroom

6'3 x 11'1 (1.91m x 3.38m)

Fitted with a modern white four-piece suite comprising a bath, a separate shower cubicle, a toilet and wash hand basin with a vanity unit below and a mirror and light above. Heated towel rail, a frosted window to the front and recessed ceiling spotlights.

Bedroom 2

9'8 x 12'8 (2.95m x 3.86m)

A double bedroom with a window at the rear with a central heating radiator below. Recessed ceiling spotlights and four power points.

Bedroom 3

9'7 x 11'6 (2.92m x 3.51m)

A good sized bedroom with a window at the rear with a central heating radiator below. Recessed ceiling spotlights and four power points.

Second Floor Landing

9'5 x 9' (2.87m x 2.74m)

With built-in storage areas in the eaves and a velux window at the front. Recessed ceiling spotlights.

Bedroom 1

11'2 x 11 (3.40m x 3.35m)

A generous double bedroom with two velux windows at the rear. Central heating radiator and recessed ceiling spotlights.

Garden

Lawn garden at the front of the house and a driveway offering 'off road' parking. Enclosed garden at the side and rear of the house which includes a decked sitting area, lawns and a garden shed.

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.

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.

All heating systems and their appliances are untested.

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





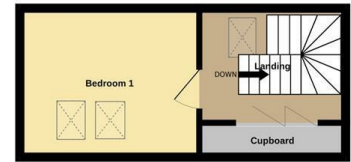
Ground floor
531 sq.ft. (49.4 sq.m.) approx.



1st floor
395 sq.ft. (36.7 sq.m.) approx.



2nd floor
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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