



17 Earlsmeadow

Duns, TD11 3AQ

Offers Over £195,000

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We are delighted to offer for sale this spacious four bedroom semi-detached house, which has been significantly extended to the side and rear, creating an exceptional family home in a sought after residential area and within easy walking distance of the centre of Duns.

The well proportioned interior is ideally suited to modern family living and would also appeal to multi-generational households. The accommodation comprises an entrance hall leading to an impressive lounge featuring a vaulted ceiling, multi-fuel stove and French doors opening onto the rear garden. The stylish shaker style kitchen is fitted with a central island workstation, integrated appliances and provides access to a dining room/sitting room, ideal for entertaining and everyday living. The ground floor further benefits from a large utility room, a double bedroom and a contemporary shower room.

Upstairs, the property offers three further double bedrooms, two of which have fitted wardrobes, along with a modern family bathroom.

Externally, the property enjoys off-street parking for two vehicles and a beautifully landscaped rear garden featuring a patio area, lawns, mature flowerbeds, established shrubberies and a garden shed.

This adaptable home presents an excellent opportunity for buyers seeking spacious family accommodation in a convenient and popular location. Early viewing is highly recommended through our Berwick-upon-Tweed office.



Entrance Hall

4'5 x 7'7 (1.35m x 2.31m)

Partially glazed entrance door giving access to the hall, which has a window at the side elevation, a central heating radiator and a central heating boiler.

Lounge

12'9 x 16'11 (3.89m x 5.16m)

A spacious reception room with a vaulted ceiling with two skylights and recessed ceiling spotlights. The lounge has a window at the rear elevation and double French doors giving access to the rear garden. Log burning stove sitting on a slate hearth. Central heating radiator, ten power points and a television point.

Kitchen

12'9 x 10'2 (3.89m x 3.10m)

The kitchen is fitted with a superb range of cream shaker wall and base units, incorporating a breakfast workstation and solid wooden worktop surfaces with a splashback. The kitchen includes a Belfast sink, a built-in microwave and oven, gas hob and integrated fridge freezer. Double window at the rear elevation with a central heating radiator below and a vaulted ceiling with recessed ceiling spotlights. Seven power points and doorway leading to the dining room/sitting room.

Dining Room/Sitting Room

14' x 13'7 (4.27m x 4.14m)

A multifunctional room featuring a pine carved fireplace with a gas fire, a central heating radiator and four power points. Door leading to the staircase to the first floor landing.

Bedroom 4

9'8 x 10'9 (2.95m x 3.28m)

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

Shower Room

6'1 x 5'9 (1.85m x 1.75m)

Fitted with a quality white three-piece suite comprising a

corner shower cubicle, a low-level toilet and a wash hand basin with a vanity unit below and a frosted window at the front elevation with shutters.

Heated towel rail and extractor fan.

Internal Hall

3'4 x 6'6 (1.02m x 1.98m)

Large built-in understairs cupboard and one power point.

Utility Room

12'8 x 7'8 (3.86m x 2.34m)

Fitted with a range of wall and base storage units with wood effect worktop surfaces with a tiled splashback. Two windows at the side elevation, plumbing for an automatic washing machine, a stainless steel sink and drainer and a central heating radiator. Ten power points.

First Floor Landing

3'1 x 7'6 (0.94m x 2.29m)

Access to the loft, recessed ceiling spotlights and one power point.

Bedroom 1

12'4 x 12'8 (3.76m x 3.86m)

A large double bedroom with a double window at the rear, a central heating radiator and a built-in double wardrobe and storage cupboard. Four power points.

Bedroom 2

15'8 x 8' (4.78m x 2.44m)

Another double bedroom with a double window at the rear, a central heating radiator a built-in double wardrobe and four power points.

Bedroom 3

11'8 x 9'2 (3.56m x 2.79m)

A double bedroom with a window at the front elevation, a central heating radiator and four power points.



Bathroom

8'2 x 7'6 (2.49m x 2.29m)

Fitted with a white three-piece suite comprising a bath with an electric shower and screen above, a low-level toilet and a wash hand basin with a bathroom cabinet above. Frosted window at the front elevation and a central heating radiator.

Garden

Parking on a driveway at the front of the house offering 'off road' parking for two cars. Large landscaped garden at the rear with a patio overlooking informal lawns, with well stocked flowerbeds and shrubbery surrounds. There is also a timber 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

EPC: TBC

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
865 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.8 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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