

4 Roddam Court

Tweedmouth, Berwick-upon-Tweed, TD15 2YT

Offers Over £185,000

Located in a small cul-de-sac in the popular residential area on the outskirts of Berwick-upon-Tweed, this well presented two-bedroom semi-detached bungalow offers a perfect blend of comfort and modern day living with the benefits of full double glazing and gas central heating.

The bungalow is entered through a hall with a cloaks cupboard which leads to a spacious living room which provides ample room for relaxation and entertaining with a modern fireplace, there is a well-appointed kitchen with modern white gloss units with appliances. The bungalow has two bedrooms, the main bedroom has a fitted wardrobe and the second bedroom has been used as a dining room, which has a glazed door to a conservatory which takes advantage of the views over the rear garden.

Driveway offering 'off road' parking for two cars. There is a lawn garden at the front of the bungalow and an enclosed rear garden with a large decked sitting area, a patio and flowerbeds.

The bungalow's layout is designed for easy living, making it suitable for a variety of lifestyles, whether you are a young couple, or looking to downsize, this is sure to meet your needs.

The surrounding area boasts a friendly community, with local amenities and beautiful parks just a short distance away.

In summary, this charming bungalow in Roddam Court presents an excellent opportunity for those looking to embrace a relaxed lifestyle in a beautiful part of Northumberland. Don't miss the chance to make this lovely property your new home.



Entrance Hall

3'2 x 11'3 (0.97m x 3.43m)

Partially glazed entrance door giving access to the hall, which has a built-in cloaks cupboard, a central heating radiator and one power point.

Living Room

17'2 x 10'1 (5.23m x 3.07m)

A good sized reception room with a double window to the front with a central heating radiator below. Modern fireplace with a coal effect electric fire. Television point and eight power points.

Kitchen

8'2 x 6'9 (2.49m x 2.06m)

Fitted with an excellent range of modern white gloss wall and floor kitchen units with granite effect worktop surfaces with a splash back. Built-in oven four ring ceramic hob with a cooker hood above and an integrated fridge and freezer. Stainless steel sink and drainer below the window to the rear and plumbing for an automatic washing machine. Central heating radiator and five power points.

Bedroom 1

13'4 x 9' (4.06m x 2.74m)

A double bedroom with a window to the front with a central heating radiator below. Built-in wardrobe and six power points.

Bedroom 2/Dining Room

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

A multipurpose room which has a central heating radiator, four power points and a glazed door to the conservatory.

Conservatory

6'7 x 8'7 (2.01m x 2.62m)

A superb addition to the property which is glazed on three sides taking advantage of the rear garden. Partially glazed entrance door at the side, a central heating radiator, a television point and two power points.

Shower Room

8'1 x 6'1 (2.46m x 1.85m)

Fitted with a modern white three-piece suite which includes a low level toilet with a toilet roll holder, a wash hand basin below the frosted window to the rear and a shower cubicle. Mirrored medicine cabinet, a heated towel rail and recessed ceiling spotlights.

Outside

Driveway offering off-road parking for two cars ,there is a lawn garden at the front with flowerbed surrounds. Generous enclosed garden at the rear which has a large decked sitting area, patio, flowerbeds and a timber garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

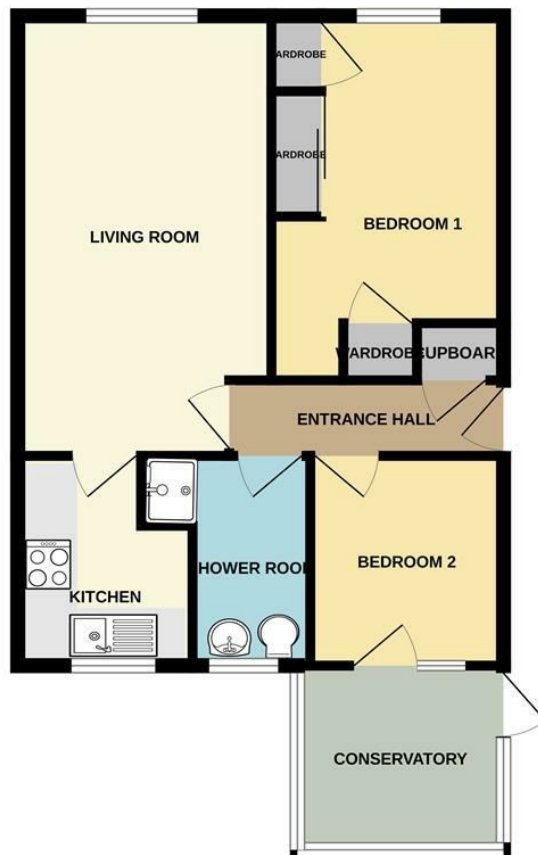
All mains services are connected.

Council tax band-A.

Tenure-Freehold.



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq ft. (50.7 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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