



Quarrydene, Cow Road

Spittal, Berwick Upon Tweed, TD15 2QR

Offers In The Region Of £499,950

Ref:

We are pleased to offer for sale this substantial five bedroom detached house, which is located in an elevated position with stunning views over the sea and Berwick-upon-Tweed. Quarrydene would make a superb family house, with spacious and well proportioned living accommodation with oil fired central heating and double glazing.

The house has been designed to take advantage of the views, with the reception rooms being located on the first floor, which includes a large lounge with access onto a balcony, a dining room, study, a breakfasting kitchen with an excellent range of modern units with integrated appliances and a preparation room. On the ground floor is a family bathroom and three double bedrooms, one with en-suite facilities, also on this level is a utility room with access to the integral double garage. From the garage there is a separate staircase to a further double bedroom with an en-suite shower room.

The Master bedroom is located on the second floor, with excellent views, built-in bedroom furniture, a dressing room and an en-suite.

Gardens to the front and side of Quarrydene and a large garden to the rear with a block paved parking area and lawns with flowerbeds and shrubberies. Three garden sheds, one containing a hot tub.

Viewing is highly recommended.



Entrance Hall

Partially glazed entrance door to the hall which has stairs to the first floor landing, a cloaks hanging area and a central heating radiator.

Family Bathroom

9'3 x 6'4 (2.82m x 1.93m)

Fully tiled bathroom which is fitted with a modern white three-piece suite, which includes a bath with a shower and screen above, a toilet and a wash hand basin with a vanity unit. Heated towel rail and a frosted window to the rear.

Bedroom 2

23'7 x 15'1 (7.19m x 4.60m)

A large double bedroom with a double window to the front and a single window to the rear, the bedroom has three built-in wardrobes, two central heating radiators and three wall lights with two matching ceiling lights.

En-Suite Shower Room

9'8 x 6'4 (2.95m x 1.93m)

Fitted with a white four piece suite, which includes a bath, a toilet, a wash hand basin with vanity unit with two wall mirrors above and a corner shower cubicle. Inset ceiling spotlights, a heated towel rail and a frosted window to the rear.

Bedroom 3

13'9 x 11'4 (4.19m x 3.45m)

A generous double bedroom with a double window to the front and a built-in wardrobe. Central heating radiator, two wall lights with a matching centre light.

Bedroom 4

13'9 x 13'8 (4.19m x 4.17m)

Another double bedroom with two built-in wardrobes and a double window to the side. Central heating radiator, two wall lights with a matching ceiling light.

Utility Room

13'4 x 6'1 (4.06m x 1.85m)

Fitted with wall and floor white kitchen units, including an integrated automatic washing machine, stainless steel sink and drainer below the window to the side, Central heating radiator and a built-in double airing cupboard housing the central heating boiler. Door to the integral double garage.

Integral Double Garage

23'5 x 22'6 (7.14m x 6.86m)

Electric roller door giving access to the double garage, which has an entrance door to the side garden and a window to the other side. Double window to the rear and stairs to the first floor giving access to bedroom 5.

First Floor Level

Bedroom 5

14'9 x 13'1 (4.50m x 3.99m)

A good sized double bedroom with a velux window to the side and a window to the rear. Central heating radiator inset ceiling spot lights and a built-in double wardrobe.

En-Suite Shower Room

6'6 x 4'3 (1.98m x 1.30m)

White three-piece suite including a corner shower cubicle, a wash hand basin with vanity unit, a toilet and a heated towel rail.



First Floor Landing

7'5 x 5'3 (2.26m x 1.60m)

Stairs to the second floor level and a window to the rear, the landing has a central heating radiator and a door to the dining room.

Open Plan Dining Room/Lounge

Dining Room

19'3 x 13'3 (5.87m x 4.04m)

With ample space for a table and chairs, the large dining room has a double window to the front with a central heating radiator below with outstanding views of the sea. Coving to ceiling and inset ceiling spotlights and two wall lights. Double French doors to the kitchen, a glazed door to the study and two doorways to the lounge.

Lounge

23'3 x 15'2 (7.09m x 4.62m)

A generous reception room with two full-length windows and French door leading to a balcony with superb views of the sea. Window to the rear and a double to the side. Attractive marble fireplace with coal effect electric fire. Coving on the ceiling inset ceiling spotlights and five wall lights. Two central heating radiators.

Study

7'5 x 7'5 (2.26m x 2.26m)

Window to the rear, a central heating radiator, inset ceiling spotlights and coving on the ceiling.

Kitchen/Breakfast Room

19'8 x 13'8 (5.99m x 4.17m)

Fitted with an excellent range of white wall and floor kitchen units, with wood effect

worktop surfaces, glass display wall cabinets and under unit lighting. One and a half bowl stainless steel sink and drainer below the double window to the side and a double window to the front. Rangemaster electric stove with a cooker hood above, integrated fridge, freezer and dish washing machine. Two central heating radiators and a glazed door to the preparation room

Preparation Room

7'4 x 6'1 (2.24m x 1.85m)

Wall and floor kitchen units including a glass display cabinet, this room has a stainless steel sink and drainer below the window to the side, a central heating radiator and wood effect worktop services. Inset ceiling spotlights and coving.

Second Floor Landing

7'4 x 7'7 (2.24m x 2.31m)

With a window to the rear and a central heating radiator.

Master Bedroom

19'8 x 15'2 (5.99m x 4.62m)

A large double bedroom with a double window to the front was superb sea views and a velux window to the side. The bedroom has three double and one single built-in wardrobes and a dressing table. Two wall lights and two ceiling lights. Doorway to the dressing room.

Dressing Room

6'4 x 16' (1.93m x 4.88m)

Two built-in double wardrobes, a central heating radiator and a door to the en-suite.



En-Suite Bathroom

12' x7'3 (3.66m x 2.21m)

White five piece suite which includes his and hers wash hand basins with mirrors above and vanity units below. A double shower cubicle, a toilet and a bath. Heated towel rail, inset ceiling spotlights and a velux window to the rear and a window to the side.

Gardens

The property is surrounded by generous enclosed gardens which include a lawn garden to the front and a large lawn garden to the rear, with flowerbeds and rockery surrounds. There are three timber sheds to the side of the property one containing a hot tub.

Driveway leading to a large block paved parking area in front of the integral garage, offering ample 'off street' parking.

General Information

Full oil fired central heating.

Full double glazing.

All fitted floor coverings and blinds are included in the sale.

Freehold

Price in the region of £499,950

Energy Rating: TBC

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

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.

VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR
1504 sq. ft. (139.7 sq. m.) approx.



1ST FLOOR
1421 sq. ft. (132.0 sq. m.) approx.



2ND FLOOR
615 sq. ft. (57.2 sq. m.) approx.



TOTAL FLOOR AREA : 3540 sq. ft. (328.9 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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