

# tyne & tweed

estate agents



- Detached House
- Lounge
- Dining Kitchen & Utility Room
- 4 Bedrooms (1 En-Suite)
- Bathroom
- Low Energy rated windows
- 2kw of Solar PV as Standard
- Off road parking
- Gardens to the front and Rear
- EPC Band A

**Plot 13 Cornhill Road,  
Berwick-Upon-Tweed, TD15 2GT**

**Prices Start at £355,000**





Plot 19 presents a opportunity to acquire a large 4 bedroom detached family home on a generous plot with spacious gardens to the front and rear, garage and off road parking. This brand new detached family home is A rated for energy efficiency and offers spacious living accommodation set over two floors. This new development by Maden Eco has proven to be very popular offering a mixture of two, three and four bedroom properties, many of which are already occupied. Cornhill Road is conveniently situated providing easy access to local schooling, recreational and retail facilities. \*Please note all photographs are for indicative purposes only\*

**FRONT DOOR INTO HALLWAY: RECESSED DOWN LIGHTING. STAIRCASE TO 1ST FLOOR:**

**DINING KITCHEN:** 25' 5" x 10' 8" (7.74m x 3.25m)

Large dining kitchen with choice of kitchens and fittings. Recessed down lighting. Integrated Oven, Hob and extractor. Double glazed window to the front and side. Patio doors to the rear. Two radiators. Karndean flooring. Door to utility:

**UTILITY ROOM:** 9' 2" x 6' 5" (2.80m x 1.95m)

Handy utility room with fitted units, ceramic sink with mixer tap. Double glazed window to the rear. Plumbed for washing machine. Recessed down lighting. Karndean flooring.

**LOUNGE:** 25' 5" x 12' 6" (7.75m x 3.82m)

Large lounge with patio doors to the rear. Ceiling lighting. Double glazed window to the front and side. Two Radiators. Fitted carpet.

**GROUND FLOOR WC:**

Recessed down lighting. WC and wash hand basin. Large Understair cupboard. Radiator. Karndean flooring.

**UPPER LANDING:**

Centre light. Double glazed window to the front and rear. Radiator. Cupboard housing pressurised heating system. Fitted carpet.

**BEDROOM 1:** 10' 9" x 10' 7" (3.28m x 3.23m)

Double bedroom with double glazed window to the front. Centre light. Fitted wardrobe with mirrored doors. Radiator. Fitted carpet.

**BEDROOM 2:** 8' 6" x 12' 6" (2.60m x 3.80m)

Double bedroom with double glazed window to the front. Centre light. Access to loft space. Radiator. Fitted carpet.

**BEDROOM 3:** 12' 2" x 10' 10" (3.70m x 3.30m) at widest point

Double bedroom with double glazed window to the rear. Centre light. Fitted double wardrobe with mirrored doors. Radiator. Fitted carpet.

**BEDROOM 4 (MASTER):** 10' 0" x 10' 7" (3.04m x 3.23m)

Double bedroom with double glazed window to the rear. Centre light. Radiator. Two sets of built in double wardrobes with mirrored doors.

**EN-SUITE:**

En-suite bathroom comprising of large shower enclosure with rainfall shower head, WC and wash hand basin. Recessed down lighting. Xpelair. Panelled bath. Chrome towel radiator. Karndean flooring.

**BATHROOM:**

Recessed down lighting. White suite comprising of panelled bath, WC, and wash hand basin. Large shower enclosure with rainfall shower head. Xpelair. Double glazed window to the rear. Chrome towel radiator. Karndean flooring.

**EXTERNAL DETAILS:**

Externally there are gardens to the front and rear which are laid to lawn. There is a block paved driveway and garage at the front. The driveway provides parking for two vehicles.

**AGENTS NOTE:**

\* There are a number of upgrades which are available. Kitchen upgrade: Bathroom upgrade: Flooring upgrade: Tiling upgrade: Oak internal doors upgrade: Option to add a further 2 kw of solar pv.

**FIXTURES AND FITTINGS:**

All fixtures and fittings mentioned in these particulars are included in the sale. Any appliances mentioned are however untested.

**SERVICES:** All Mains Services-Gas Central Heating.

**TENURE:** Freehold

**PRICES START AT £355,000**

**COUNCIL TAX BAND:**

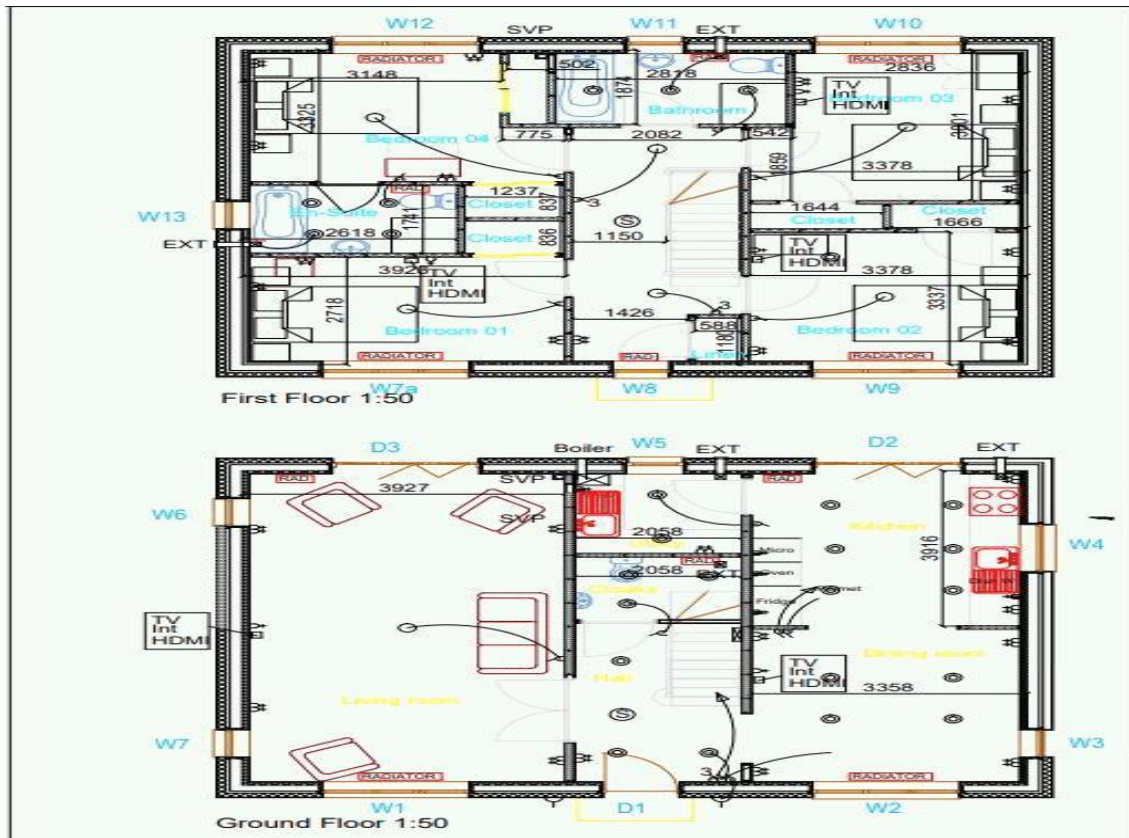
**ENERGY PERFORMANCE CERTIFICATE: A**

**A PROPERTY TO SELL?**

**IF YOU ARE THINKING OF MOVING HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 01289 331555.**

<b>OFFICE HOURS:</b> Monday – Friday	<b>9.00am - 5.00pm</b>
Saturday	<b>9.00am - 2.00pm</b>





#### Find us

9 Bridge Street  
Berwick upon Tweed  
Northumberland  
TD15 1ES

#### Contact us

Tel: 01289 331555  
Sales: [info@tyneandtweed.com](mailto:info@tyneandtweed.com)  
Rentals: [rental@tyneandtweed.com](mailto:rental@tyneandtweed.com)

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