# 14 Clove Court

Tweedmouth, Berwick-upon-Tweed, TD15 2FJ

## Offers In The Region Of £249,950

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Set within a quiet cul-de-sac in this popular residential area, this well maintained three bedroom semi-detached house offers comfortable and well presented accommodation throughout, with the benefits of full double glazing and gas central heating.

The property is accessed through an entrance hall leading into a spacious living room with an attractive fireplace being the focal point of the room. A separate dining room provides ample space for family meals and entertaining, with double patio doors opening into a good sized conservatory which overlooks the rear garden.

The well appointed kitchen is fitted with a superb range of medium oak units with appliances, providing a practical and functional space for everyday family living.

On the first floor are three generous bedrooms, each benefiting from fitted wardrobes which provides excellent storage and a modern family bathroom with a white four-piece suite.

Externally, the property continues to impress, with a block paved driveway providing parking in front of the garage. The front garden has a lawn with flowerbeds and an enclosed rear lawn garden.

Situated in a popular residential location and offering well proportioned accommodation throughout, this attractive family home is worthy of an early viewing. Contact our Berwick-upon-Tweed office to arrange your appointment.

## Entrance Hall
4'5 x 3'5 (1.35m x 1.04m)
Partially glazed entrance door giving access to the hall, which has one power point and a door leading to the living room.

## Living Room
16'8 x 11'7 (5.08m x 3.53m)
A spacious reception room with a window at the front and an attractive timber carved fireplace with marble inset and hearth and a coal effect electric fire. Two central heating radiators, a television point and six power points.

## Dining Room
12'3 x 10'8 (3.73m x 3.25m)
With ample space for a dining table and chairs, the dining room has stairs leading to the first floor landing with a built-in understairs cupboard. There is also a further built-in storage cupboard, two central heating radiators and double patio doors leading to the conservatory. Four power points.

## Conservatory
9'4 x 9'8 (2.84m x 2.95m)
A superb addition to the house, the conservatory is glazed on three sides with double French doors providing access to the garden. Four power points.

## Kitchen
8'8 x 9'9 (2.64m x 2.97m)
Fitted with a range of medium oak wall and floor units, including glass display cabinets and granite effect worktop surfaces with a tiled splashback. Freestanding gas cooker with a cooker hood above, a dish washer, washing machine, a fridge freezer and a quartz one and a half bowl sink and drainer below the double window to the rear. Under unit lighting and seven power points.

## First Floor Landing
8'5 x 3' (2.57m x 0.91m)
Built-in storage cupboard and access to the loft. One power point.

## Bathroom
8'3 x 8'8 (2.51m x 2.64m)
Fitted with a modern white suite comprising a corner shower cubicle with an electric shower, a bath, a toilet and a wash hand basin with a vanity unit below and mirrored medicine cabinet above. Built-in shelved storage cupboard, a heated towel rail, a frosted window to the rear and recessed ceiling spotlights.

## Bedroom 1
11'3 x 11'2 (3.43m x 3.40m)
A generous double bedroom with a double window at the front with a central heating radiator below. Two built-in double wardrobes on one wall providing excellent storage. Six power points.

## Bedroom 2
11'7 x 11'1 (3.53m x 3.38m)
A good sized double bedroom with a double window to the rear with a central heating radiator below. Built-in wardrobe and six power points.

## Bedroom 3
8'8x8' (2.64mx2.44m)
A single bedroom with a double window at the front with a central heating radiator below. Built-in wardrobe and two power points.

## Garage
17'7 x 8'1 (5.36m x 2.46m)
With an electric roller door at the front, the garage has electric and lighting and contains the central heating boiler.

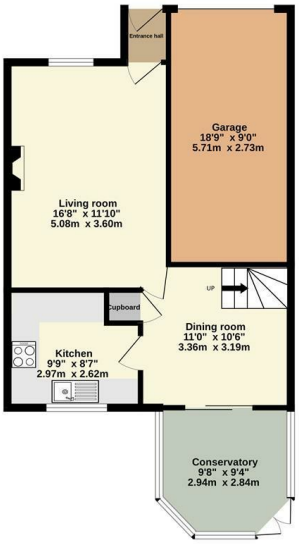
## Garden
Parking on a driveway for one car in front of the garage. Lawn garden at the front with well stocked flowerbeds. Enclosed lawn garden at the rear.

## 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

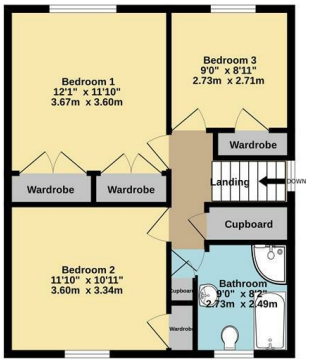
## Agency Details
OFFICE OPENING HOURS
Monday - Friday 9.00 am - 5.00 pm
Saturday 9.00 am - 12.00 pm
Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS
Items described in these particulars are included in the sale, all other items are specifically excluded.
This brochure including photography was prepared in accordance with the sellers' instructions.

Ground floor
653 sq.ft. (60.7 sq.m.) approx.




1st floor
525 sq.ft. (48.8 sq.m.) approx.




TOTAL FLOOR AREA : 1178 sq.ft. (109.5 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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