



14 Roddam Court

Tweedmouth, Berwick-upon-Tweed, TD15 2YT

Offers In The Region Of £297,000

Located in a quiet cul-de-sac on the outskirts of Berwick-upon-Tweed, this beautifully presented 3/4 bedroom semi-detached house offers spacious and well proportioned living accommodation that has been finished to the highest of standards. The property has been extended at the rear and side, creating a stunning family home that is ready to walk into, which has the benefits of full double glazing and gas central heating.

The house is entered through an entrance hall which gives access to a large dual aspect family room, there is a generous lounge which provides ample space for both relaxation and entertaining and could be used as an extra bedroom if required. Spacious kitchen/breakfast room with top quality cream gloss units with many integrated appliances and an arch way leading to double French doors giving access to the rear garden. There is a useful utility room with extensive cupboard space and a door to the cloakroom which is big enough to install a shower cubicle. On the first floor is a modern bathroom and three double bedrooms, the main bedroom was originally two bedrooms, which have been knocked into one creating a large double bedroom. There is a loft space at the property which has been boarded to allow additional storage space.

Large block paved driveway offering ample 'off street' parking for a number of vehicles and a lawn garden to the side of the drive. Private enclosed garden at the rear which has been landscaped for ease of maintenance with sandstone paving stones, it also has a useful garden shed.

In summary, this semi-detached house is a perfect family home, combining comfort, space and has been tastefully finished throughout. It is a rare find in today's market, don't miss the chance to view this exceptional property, contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

3'7 x 4'2 (1.09m x 1.27m)

Partially glazed entrance door giving access to the hall, which has a central heating radiator and a glazed door to the sitting room.

Family Room

20'5 x 7'8 (6.22m x 2.34m)

A spacious dual aspect reception room with a double window to the front and side of the house. Ample space for furniture including a recessed sitting area with concealed lighting. Two central heating radiators, eight power points and a television point. Glazed door to the internal hall.

Internall Hall

6'2 x 4'6 (1.88m x 1.37m)

Stairs to the first floor landing, a central heating radiator and one power point.

Lounge

15'2 x 14'7 (4.62m x 4.45m)

A good sized reception room with a picture window to the front with a central heating radiator below. Six power points and a television point.

Kitchen/Breakfast Room

14'7 x 9'5 (4.45m x 2.87m)

Fitted with an excellent range of modern cream gloss wall and floor kitchen units with wood effect worktop surfaces. The kitchen has kickboard lighting and under unit lighting, a built-in oven, four ring induction hob with a cooker hood above. Integrated dish washer. Central heating radiator and an archway to the utility room. Stainless steel and drainer below the window to the rear. Tiled flooring and nine power points.

Snug Area

4'8 x 8'8 (1.42m x 2.64m)

With double French doors taking advantage of the views over the rear garden. Tiled floor and a door to the utility room.

Utility Room

9'7 x 7'9 (2.92m x 2.36m)

Fitted with shaker wall and floor storage cupboards with wood effect worktop surfaces. Plumbing for an automatic washing machine, space for a tumble dryer and a fridge. Partially glazed entrance door to the rear garden and a cloaks hanging area. Six power points.

Toilet

3'6 x 7'8 (1.07m x 2.34m)

Fitted with a modern white two piece suite which includes a toilet, a wash hand basin and a heated towel rail. Extractor fan and storage shelving.

First Floor Landing

Giving access to all the rooms on the first floor landing and to the loft, there is a built-in storage cupboard and two power points.

Bedroom 1

12' x 14'7 (3.66m x 4.45m)

A generous double bedroom which originally was two bedrooms, however has been opened up into one single bedroom. The bedroom has mounted wardrobes on one wall offering excellent storage. Attractive panelled wall behind the bed position, two windows to the front, two central heating radiators and a built-in airing cupboard housing the hot water tank. Four power points.

Bedroom 2

16'7 x 7'9 (5.05m x 2.36m)

A large dual aspect double bedroom with a window to the front and rear and a central heating radiator. Wall mounted storage cupboards and display shelving and four power points.

Bedroom 3

12'1 x 8'6 (3.68m x 2.59m)

Currently being used as an office however, it would make an ideal double bedroom. The bedroom has quality freestanding wardrobes, a window to the rear, a central heating radiator and four power points.



Bathroom

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

Fitted with a quality white three-piece suite which includes a toilet, a wash hand basin below the frosted window to the rear and a bath with a shower and screen above. Fully tiled walls and floor and a heated towel rail.

Garden

Large block paved driveway offering ample 'off street' parking for a number of vehicles. Lawn garden at the front with a mature tree. Stunning enclosed rear garden which has been landscaped for ease of maintenance, with a sandstone patio offering a real suntrap to sit outside. A garden shed. Recently added hot and cold taps for dog washing.

General Information

Full gas central heating.

Full double glazing.

All mains services are connected.

Council tax band B

All fitted floor coverings are included in the sale.

All fitted blinds, light fittings and curtains may be purchasable through separate negotiation.

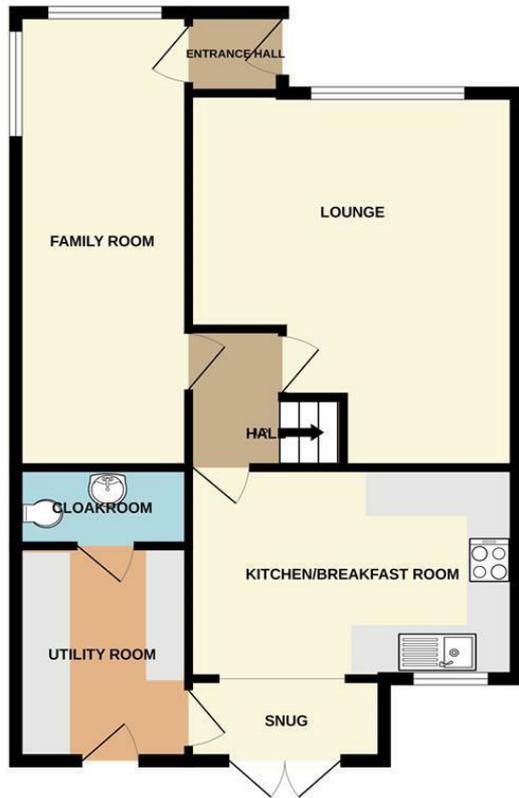
Tenure-Freehold.

Energy Rating D (68)





GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 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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