



## 5 Ivinson Road

Tweedmouth, Berwick-upon-Tweed, TD15 2EA

**Offers Over £299,950**

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A fantastic opportunity to purchase this beautifully presented four bedroom detached house, which is located in a much sought after residential area with open views over the surrounding areas towards Halidon Hill. This house would make a stunning family home, which has been maintained to a very high standard offering accommodation that is ready to walk into.

The well proportioned interior comprises of a large living room with an attractive inglenook fireplace with a log burning stove, a well appointed white shaker kitchen with built-in appliances and a stunning sun lounge/dining room extension with a vaulted ceiling and glazed on two sides overlooking the garden. Also on the ground floor is a double bedroom and a modern bathroom. On the first floor are three generous bedrooms, two are double and the main bedroom has an en-suite shower room and fitted wardrobes.

Beautiful landscaped gardens to the front and rear of the property which are laid to lawns with well stocked flowerbeds, shrubberies and patios. 'Off road' parking for two cars in front of a single garage.

The property benefits from full double glazing, gas central heating and tasteful decoration throughout. We would highly recommend viewing of this property.



## Entrance Hall

17'0" x 6'0" (5.18 x 1.83)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing with three built-in understairs cupboards. Central heating radiator and two power points.

## Living Room

18'5" x 11'2" (5.61 x 3.40)

A spacious reception room with coving on the ceiling and an attractive inglenook fireplace with a log burning stove sitting on a slate hearth. Double window to the front, two central heating radiators, ten power points and a television point.

## Sun Lounge/Dining Area

18'0" x 6'0" (5.49 x 1.83)

A superb sun room extension which is glazed on two sides taking advantage of the attractive gardens to the rear of the property and the views beyond. The sun room has a vaulted ceiling with two remote controlled velux windows and double patio doors giving access to the garden. Ample space in the dining area for a table and chairs and both areas have Karndean flooring. Two central heating radiators, ten power point, a television point and telephone point.

## Kitchen

9'0" x 14'0" (2.74 x 4.27)

Fitted with an excellent range of wall and floor white shaker kitchen units with granite effect worktop surfaces, under unit lighting and a splash back. Built-in double oven, five ring gas hob with cooker hood above. Plumbing for an automatic and dish washing machine. One and a half bowl sink and drainer below the double window to the rear, a central heating radiator, a built-in shelved storage cupboard, recessed ceiling spotlights and six power points.

## Bedroom 3

11'2" x 7'5" (3.40 x 2.26)

A double bedroom with a double window to the front, a central heating radiator, six power points and a television point.

## Bathroom

5'3" x 7'4" (1.60 x 2.24)

Fitted with a modern white three-piece suite, which includes a bath with a shower and screen above, a low level toilet with a toilet roll holder and a wash hand basin with a vanity unit below and a mirror with concealed lights above. Frosted window to the side, a heated towel rail and recessed ceiling spotlights.

## First Floor Landing

2'9" x 7'0" (0.84 x 2.13)

With a built-in airing cupboard housing the central heating boiler and access to the loft.

## Bedroom 1

12'6" x 8'7" (3.81 x 2.62)

A generous double bedroom with a double window to the front and built-in triple and double wardrobes offering excellent storage. The double wardrobe houses the hot water tank. Central heating radiator and nine power points.

## En-Suite Shower Room

5'2" x 5'1" (1.57 x 1.55)

Fitted with a modern white three-piece suite which includes a corner wash hand basin with a medicine cabinet above, a corner shower cubicle and a toilet. Heated towel rail and a central heating radiator.

## Bedroom 2

8'9" x 11'2" (2.67 x 3.40)

Another double bedroom with a double window to the front, a central heating radiator and six power points.

## Bedroom 4

7'8" x 9'6" (2.34 x 2.90)

A good sized bedroom with a double window to the rear and a built-in double wardrobe. Central heating radiator and four power points.



## Garage

16'2" x 9'0" (4.93 x 2.74)

With an up and over door giving access to the garage, which has lighting and power connected. Door and window to the rear. Parking on a driveway for two cars in front of the garage.

## Gardens

Attractive level garden to the front with lawns and well stocked flowerbeds. Enclosed rear garden with paved sitting areas overlooking the lawns and flowerbeds, double gates giving access to the garden.

## General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band C.

EPC D (66)

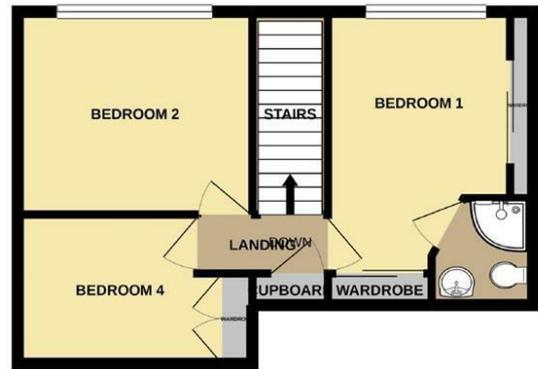




GROUND FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.3 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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