



6 Lomax Court, Tweedmouth - TD15 2GT

Guide Price £310,000

PATON & CO
ESTATE AGENTS





6 Lomax Court

Tweedmouth, Berwick-Upon-Tweed

A beautifully presented 3 bedroom semi-detached home, tucked away within a peaceful cul-de-sac in Tweedmouth. Offering modern comfort, featuring elegant interiors, and a generous rear garden.

- Attractive Modern Family Home
- Open Plan Layout
- Corner Plot
- Large Rear Garden
- Within Easy Access of Amenities
- Finished with High Specification

Accommodation Comprises:

Ground Floor- Reception Hallway, Sitting Room, Dining Kitchen, WC

First Floor- Master Bedroom (En Suite), Double Bedroom, Single Bedroom, Family Bathroom.

Garden Grounds- Large Enclosed Rear Garden, Decking Area, Patio, Private Driveway



Property Description

6 Lomax Court is an impressive modern semi-detached home, completed in 2020 by renowned local builders Maden Eco. Beautifully presented and thoughtfully designed, it offers stylish contemporary living in a popular residential area of Tweedmouth, just moments from local amenities, schools, and transport links, while enjoying a peaceful setting within a quiet cul-de-sac.

The entrance welcomes you into an inviting hallway, from which the accommodation flows seamlessly. The sitting room sits to the front of the home and features a striking focal fireplace with electric fire, creating a warm and relaxing atmosphere. This leads through to a stunning dining kitchen, beautifully appointed with sleek cabinetry, extensive storage, and granite worktops. Built-in appliances ensure a streamlined finish, while French doors open directly onto the rear garden, allowing natural light to fill the space and providing an effortless connection between indoor and outdoor living. A convenient WC completes this level.

A staircase leads to the first floor, where lies the principal bedroom, complete with built-in wardrobe and a stylish en suite shower room. A further double bedroom provides generous space, while a single bedroom with built-in wardrobe offers excellent versatility for a child's room, dressing room, or home office. A modern family bathroom serves this floor.

Externally, the property continues to impress. To the front, a private driveway provides parking for two vehicles. With being a corner plot, 6 Lomax Court benefits from a large rear garden which enjoys excellent privacy and features a large decking area ideal for alfresco dining, patio area, and a sizeable lawn.

Stylish, modern, and exceptionally well maintained, 6 Lomax Court presents an excellent opportunity to acquire a contemporary home in a sought-after location, perfectly suited to family living or those looking to enjoy a spacious and flexible modern lifestyle.





General Remarks

Tenure

Freehold

Council Tax

Band C

Services

Mains water, gas, drainage, and electricity.

Gas central heating

Full fibre broadband services are available.

Solar panels

Solar IBoost

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, and integrated appliances form part of the sale.

Listing and Conservation

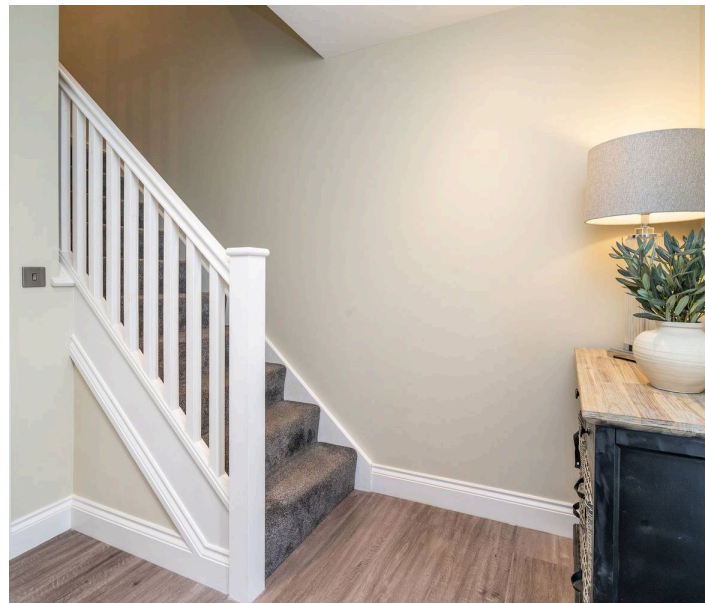
6 Lomax Court is not a listed building or in a conservation area.

EPC Energy Efficiency

Rated A

Distances

Berwick Train Station 2 mile, Norham 6.5 miles, Kelso 22 miles, Bamburgh 18.5 miles, Alnwick 30 miles, Edinburgh City Centre 57 miles, Newcastle 63 miles. (distances are approximate).









Area Insights

Lomax Court is ideally positioned just a short distance from Berwick-upon-Tweed's historic town centre. Steeped in history and renowned for its impressive architecture, Berwick enjoys a dramatic coastal setting at the mouth of the River Tweed and offers an excellent range of amenities.

The town features a selection of national and independent shops, five major supermarkets, cafes, restaurants, banks, and public houses, along with The Maltings Theatre & Cinema, which hosts a varied programme of performances and film screenings. Cultural events such as the Berwick Film & Media Arts Festival and Literary Festival further enhance the town's vibrant character.

Education is well catered for, with schooling for all ages available locally, including the highly regarded Longridge Towers School. Healthcare facilities and sports amenities are also extensive, with numerous leisure and sports clubs, a modern leisure centre, and Goswick Golf Club overlooking the picturesque coastline.

The surrounding area offers outstanding opportunities for outdoor recreation, including coastal walks, riverside trails, and access to the Northumberland Coast Area of Outstanding Natural Beauty. Nearby attractions such as Holy Island, Bamburgh Castle, and the Cheviot Hills provide endless options for exploration.

Berwick benefits from excellent transport links. The East Coast Main Line railway station provides regular direct services to Edinburgh and Newcastle in under an hour, and to London in approximately 3 hours 45 minutes. The A1 bypasses the town, offering convenient road access north and south, while both Edinburgh and Newcastle international airports are just over an hour away, ensuring easy connectivity for travel further afield.



Useful Links

Longridge Towers School - <https://lts.org.uk>

The Maltings - <https://www.maltingsberwick.co.uk/?FromMobile=1>

Berwick Museum - <https://museumsnorthumberland.org.uk/berwick-museum-art-gallery>

Berwick Castle - <https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Berwick Food & Beer Festival - <https://www.berwickfoodandbeerfestival.co.uk/>

Berwick Sports Centre - https://www.placesleisure.org/centres/berwick-sports-and-leisure-centre/?utm_campaign=doityourway&utm_source=google&utm_medium=

Paxton House - <https://paxtonhouse.co.uk>

Fishing - <https://www.fishpal.com/Scotland/Tweed>

Berwick's Town Walls - https://en.wikipedia.org/wiki/Berwick_town_walls

The Lowry Trail - <https://www.visitberwick.com/what-to-do/the-lowry-trail/>



Compliance

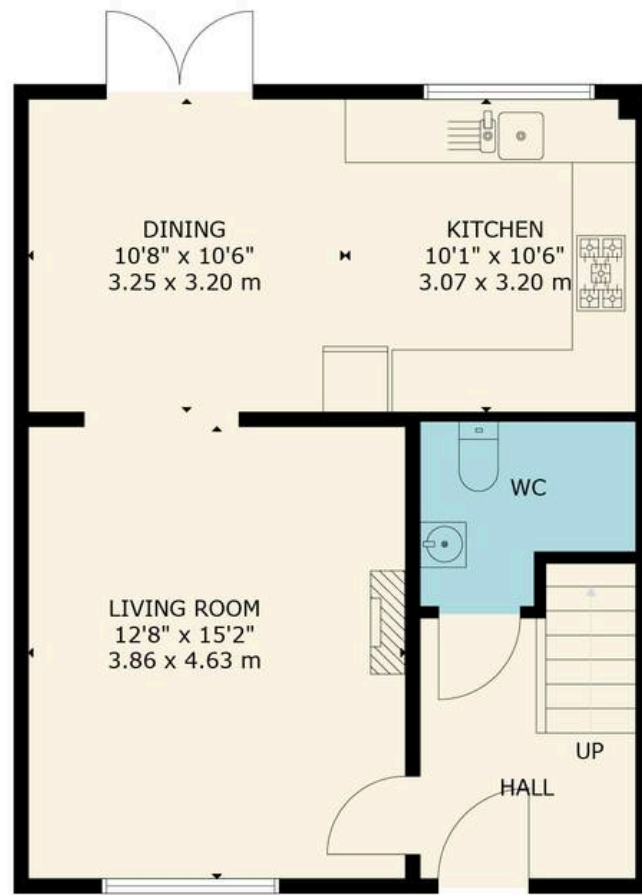
All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

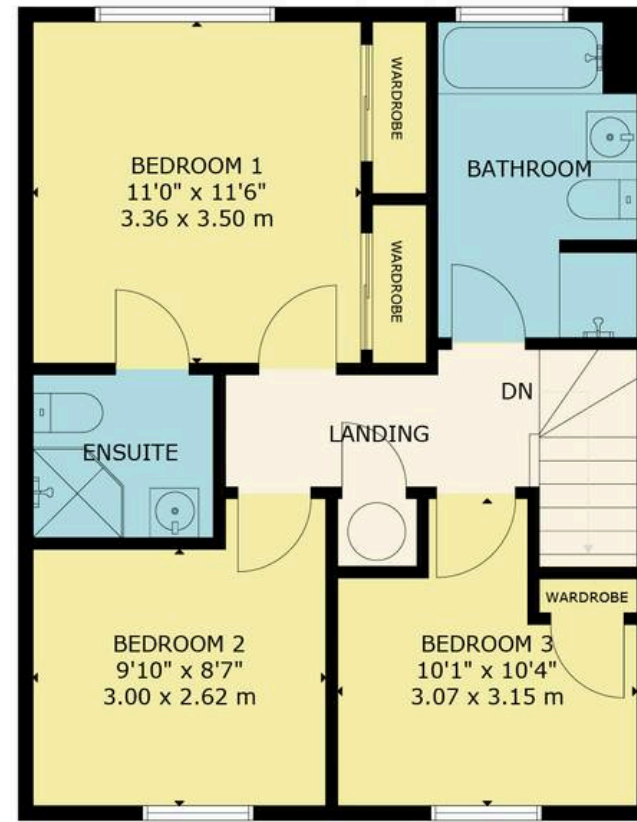
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



GROUND FLOOR



FIRST FLOOR

↑
IN

6 LOMAX COURT, TWEEDMOUTH, BERWICK-UPON-TWEED, TD15 2GT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,069 SQ FT / 100 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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