



## 14 Meadow Gardens

Tweedmouth, Berwick-upon-Tweed, TD15 2FF

Offers In The Region Of £260,000

An excellent opportunity to purchase this spacious three bedroom semi-detached bungalow, set in a quiet cul-de-sac in a highly sought after location. Extending to approximately 1,184 sq ft, the property offers well proportioned and versatile accommodation, ideal for retirees or families and benefits from full double glazing and gas central heating.

The welcoming entrance hall leads to a bright and spacious lounge with a feature fireplace and a French door opening onto a decked seating area in the rear garden. The kitchen/breakfast room is fitted with a range of oak units. There are two generous double bedrooms with fitted wardrobes, including a main bedroom with en-suite, along with a modern shower room. The third bedroom has in the past been used as a dining room, offering flexibility.

Externally, the property benefits from a driveway providing ample parking and access to a garage. The front garden is gravelled for ease of maintenance, while the enclosed rear garden features a decked sitting area to take advantage of the views of the lawn, flowerbeds, a greenhouse and the surrounding areas.

Early viewing is highly recommended, please contact our Berwick-upon-Tweed office to arrange an appointment.



## Entrance Hall

4'3 x 19'8 (1.30m x 5.99m)

Partially glazed entrance door with a glass panel to the side giving access to the hall, which has a built-in double airing cupboard housing the central heating boiler. Access to the loft, a central heating radiator and four power points.

## Kitchen/Breakfast Room

12'8 x 9'8 (3.86m x 2.95m)

Fitted with a range of oak wall and floor units with granite effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the triple window to the rear. Plumbing for an automatic washing machine, a serving hatch to the dining room, a central heating radiator and nine power points.

## Dining Room/Bedroom 3

10'7 x 8'4 (3.23m x 2.54m)

A multifunctional room which has been used as a dining room, however, it would make an ideal third bedroom. The room has a double window at the rear with a countryside view and a central heating radiator below. Six power points.

## Lounge

17'9 x 12'3 (5.41m x 3.73m)

A spacious reception room with a French door with a glass panel at the side giving access to the rear garden. Feature fireplace with a wooden carved surround, a tiled inset, marble hearth and a coal effect electric fire. Central heating radiator, eight power points and a television point.

## Bedroom 2

13'8 x 11'3 (4.17m x 3.43m)

A good sized double bedroom with a triple window at the front with a central heating radiator below. Built-in double wardrobe and six power points

## Bedroom 1

11'4 x 11'3 (3.45m x 3.43m)

A double bedroom with a triple window at the front with a central heating radiator below. Built-in double wardrobe, six power points and a television point.

## En-Suite

4'5 x 8'7 (1.35m x 2.62m)

Fitted with a three-piece suite which includes a toilet, a bidet and a wash hand basin with a vanity unit below and a mirror above. Heated towel rail, a frosted window at the side and a built-in double linen cupboard.

## Shower Room

6'4 x 5'5 (1.93m x 1.65m)

Fitted with a modern suite which includes a walk-in shower cubicle, a toilet and a wash hand basin below the double frosted window to the side. Heated towel rail.

## Gardens

Good sized garden at the front which has been laid down to gravel with shrubberies. Enclose garden at the rear with a large decked sitting area overlooking a lawn with flowerbeds and shrubberies. Greenhouse at the back of the garage

## Garage

18'1 x 8'9 (5.51m x 2.67m)

Driveway offering ample parking and giving access to the garage, which has an up and over door at the front and a door at the side. Lighting and power connected and a water tap.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

All mains services are connected.

Council tax band C.

## 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.  
All heating systems and their appliances are untested.  
This brochure including photography was prepared in accordance with the sellers' instructions.





GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 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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Berwick Office  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: [berwick@aitchisons.co](mailto:berwick@aitchisons.co)

Wooler Office  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: [wooler@aitchisons.co](mailto:wooler@aitchisons.co)



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