



3 Woodside Park

Horncliffe, Berwick-upon-Tweed, TD15 2XH

Offers In The Region Of £310,000

Ref: 9

Situated in a quiet cul-de-sac within this picturesque Northumberland village, this spacious four bedroom detached house would make an ideal family, or retirement home. The property offers flexible living accommodation with the benefits of double glazing and oil fired central heating.

The interior comprises of a front door vestibule, which leads to an entrance hall with stairs to the first floor landing with a useful understairs cupboard. Spacious lounge/dining area, with two corner windows making it a bright and airy room and an attractive sandstone inglenook fireplace with a multi-fuel stove. There is a well appointed limed oak kitchen/breakfast room with appliances, a utility room and side entrance hall. Also on the ground floor is a family bathroom with a four piece suite and two double bedrooms, one is currently being used as a dining room. On the first floor are two further double bedrooms, with the main bedroom having an en-suite shower room.

Ample parking on a driveway for a number of vehicles and giving access to the detached single garage. Mature gardens surrounding the property, which are laid to lawns, with well stocked flowerbeds and shrubberies, a garden shed and a summerhouse.

Viewing is recommended.



Front Door Vestibule

5' x 4'6 (1.52m x 1.37m)

Partially glazed entrance door to the vestibule which has a tiled floor and a central heating radiator. Fifteen pane door to the entrance hall.

Entrance Hall

With stairs to the first floor landing with a large under stairs cupboard, a central heating radiator, a telephone point and two power points.

Lounge/Dining Area

18'3 x 19'2 (5.56m x 5.84m)

A spacious and bright reception room with two large corner windows facing to the front and side of the property taking advantage of the views over the garden. The lounge has an attractive sandstone inglenook fireplace with a multi-fuel stove. Three central heating radiators, a television point and ten power points. Fifteen pane doors to the kitchen and entrance hall.

Kitchen/Breakfast Room

12'6 x 14'9 (3.81m x 4.50m)

Fitted with an excellent range of limed oak wall and floor kitchen units, which includes open end displays and spacious granite effect worktop surfaces with a tiled splash back. Electric cooker with a cooker hood above, a Bosch dish washing machine and an American fridge freezer. Two windows to the side of the property with a sink and drainer below. Worcester central heating boiler, plumbing for an washing machine and a central heating radiator. Recess ceiling spotlights, television point and nine power

points. Doors to the utility room and side entrance hall.

Utility Room

7' x 5'7 (2.13m x 1.70m)

Fitted with a range of limed oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Sink and drainer, plumbing for an automatic washing machine and a built-in storage cupboard. Central heating radiator, two power points and a partially glazed stable entrance door to the rear garden.

Side Entrance Hall

6' x 6'8 (1.83m x 2.03m)

With a partially glazed entrance door to the side and a window to the front, the side entrance hall has a cloaks hanging area.

Bedroom 2

12'6 x 10'6 (3.81m x 3.20m)

A spacious double bedroom with a double window to the front. Central heating radiator, six power points and a telephone point.

Bedroom 3/Dining Room

14' x 10'6 (4.27m x 3.20m)

Currently being used as a dining room, however, it would make a double bedroom which has a double window to the rear, a central heating radiator and six power points.

Family Bathroom

9'3 x 6'5 (2.82m x 1.96m)

Fitted with a white four piece suite, which includes a shower cubicle, a bath with a shower attachment, a toilet with a toilet roll holder and a wash and basin with a mirror and shelf above. Central heating radiator and



a frosted window to the rear.

First Floor Landing

6'7 x 9'8 (2.01m x 2.95m)

With a walk-in storage cupboard with access to the loft, a double hanging cupboard and a shelved linen cupboard. Velux window over the stairwell to the rear and two power points.

Bedroom 1

13' x 14'3 (3.96m x 4.34m)

A generous double bedroom with window to the side and two velux windows to the rear. Central heating radiator, a telephone and television point and six power points.

En-Suite Shower Room

6' x 9'9 (1.83m x 2.97m)

Fitted with a white three-piece suite which includes a corner shower cubicle, a toilet with a toilet roll holder and a wash hand basin with a towel ring to the side. Frosted window to the front and a central heating radiator.

Bedroom 4

13' x 11' (3.96m x 3.35m)

Another double bedroom with a window to the side and a velux window to the rear. Central heating radiator and four power points.

Garage

19'9 x 11'45 (6.02m x 4.50m)

A detached single garage with an up and over door to the front giving access to the garage, which has lighting and power connected, a window and a door to the side. Greenhouse to the rear of the garage.

Outside

Gates giving access to a driveway to the side

of the property leading to the garage offering ample 'off street' parking. Mature gardens surrounding the property with lawns, well stocked mature flowerbeds and shrubberies, a summerhouse and a garden shed.

General Information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Freehold.

Energy Rating TBC

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

FIXTURES & FITTINGS

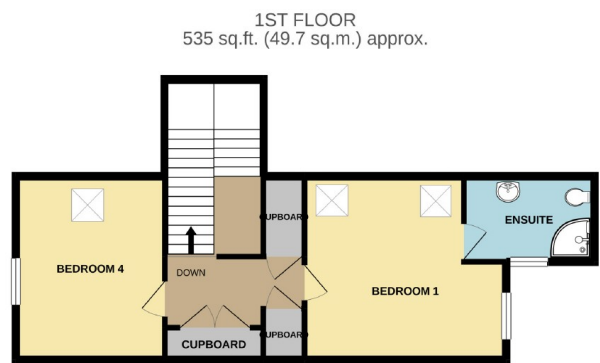
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.







TOTAL FLOOR AREA: 1594 sq.ft. (148.1 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.
Made with Metropix ©2021

Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

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

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

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



Zoopa.co.uk

