



## 13 Meadow Grange

Berwick-upon-Tweed, Northumberland, TD15 1NW

**O.I.R.O £375,000**

Ref:

A fantastic opportunity to purchase this immaculate and well presented five bedroom detached house, which is located in a quiet cul-de-sac towards the outskirts of Berwick-upon-Tweed, The house was built in 1999 and offers spacious and well proportioned family living accommodation that is ready to walk into, which has the benefits of full double glazing, gas central heating, tasteful decoration throughout and excellent storage.

The interior comprises of a large lounge with an attractive fireplace with gas fire, a dining room with a bay window and double doors to a good sized conservatory. Modern white breakfasting kitchen with integrated appliances and access to the utility room and cloakroom. Also on this level is a study which could be used as another bedroom if required. On the first floor is a modern family bathroom with a white four piece suite, five generous bedrooms all with fitted wardrobes and the main bedroom has en-suite facilities.

Large block paved driveway in front of the house and double garage offering ample 'off street' parking for a number of vehicles. Good sized lawn garden to the rear which is bounded by hedges making it secure for children and pets. The house and garage is fully alarmed.

Viewing is recommended.





### **Vestibule**

Entrance door to the front of the house giving access to the vestibule. Central heating radiator, two power points and a door to the entrance hall.

### **Entrance Hall**

With stairs to the first floor landing with a built-in under stairs cupboard housing the meters, the hall has a central heating radiator and two power points.

### **Lounge**

15'8 x 15' (4.78m x 4.57m)

A spacious reception room with coving on the ceiling and a ceiling rose. The lounge has an attractive mahogany carved fireplace, with a marble inset and hearth and coal effect gas fire. Triple window to the front, a central heating radiator, a television point, telephone point and eight power points.

### **Dining Room**

12'1 x 9'8 (3.68m x 2.95m)

With ample space for a table and chairs, the dining room has coving on the ceiling, a ceiling rose with light and two matching wall lights. Bay window to the front of the house, a central heating radiator and eight power points. Double French doors to the conservatory.

### **Conservatory**

A superb addition to the house, the conservatory is glazed on three sides to take advantage of the sunlight and gardens. Double French doors to a patio in the rear garden. Central heating radiator, a television point and one power point.

### **Kitchen/Breakfast Room**

14'6 x 11'2 (4.42m x 3.40m)

Fitted with a superb range of modern white wall and floor kitchen units, with beech worktop surfaces with a tiled splash back and incorporating a breakfast bar. The kitchen includes glass display cabinets with concealed lighting, under unit lighting, an integrated fridge, freezer and dish washing machine. Gas range with a cooker hood above, One and a half bowl stainless steel sink and drainer below the four windows to the rear. Central heating radiator and seven power points.

### **Utility Room**

With storage cupboards with worktop surfaces and plumbing for an automatic washing machine. There is a partially glazed entrance door to the rear garden, a wall mounted central heating boiler and a central heating radiator. Stainless steel sink and drainer. Eight power points.

### **Cloakroom**

8' x 5'10 (2.44m x 1.78m)

White wash hand basin and toilet, the cloakroom has a central heating radiator and a frosted window to the side of the house.

### **Study/Bedroom 6**

11'6 x 9'4 (3.51m x 2.84m)

Currently being used as an study, however, it would make an ideal bedroom on the ground floor. The study has a window to the rear, a central heating radiator, six power points, a television point and a telephone point.

### **First Floor Landing**

With a window on the half landing, there is a



double linen cupboard, access to the partially floored loft via a ladder, coving on the ceiling and a central heating radiator. Four power points.

### **Bedroom 1**

13'10 x 12'3 (4.22m x 3.73m)

A bright and airy double bedroom, with a window and bay window to the front. Two built-in double wardrobes offering excellent storage. Coving on the ceiling and a ceiling rose. Central heating radiator, a television point, telephone point and eight power points.

### **En-suite Shower Room**

Three piece suite which includes a corner shower cubicle, a wash hand basin with a mirror and lights above and a toilet. Frosted window to the front, a central heating radiator and corner shelving.

### **Bedroom 2**

9'2 x 8'8 (2.79m x 2.64m)

Another double bedroom with two useful built-in double wardrobes offering excellent storage and a triple window to the front. Central heating radiator, television point, telephone point and eight power points.

### **Bedroom 3**

11'6 x 9'4 (3.51m x 2.84m)

A double bedroom with a double window to the rear and two built-in wardrobes. Central heating radiator, coving on the ceiling, a television point and eight power points.

### **Bedroom 4**

12'11 x 8'8 (3.94m x 2.64m)

A good sized double bedroom with two built-

in double wardrobes and a window to the rear. Central heating radiator, six power points and a television point.

### **Bedroom 5**

12'11 x 7'6 (3.94m x 2.29m)

A single bedroom with a built-in double wardrobe and a window to the rear. Central heating radiator, television point and eight power points.

### **Family Bathroom**

A fully tiled modern bathroom with a four piece contemporary suite which includes a bath with central taps with shower attachment, a corner shower cubicle, a low level toilet and a wash hand basin with a vanity unit and mirror above. Frosted double window to the side of the house and a heated towel rail.

### **Double Garage**

Large block paved driveway in front of the house and double garage offering ample 'off street' parking for a number of vehicles. The garage has two up and over doors and a door to the side. Lighting and power connected and a water tap.

### **Garden**

The garden is bounded by hedging to create privacy, there is a small lawn to the front and access either side of the house to the rear garden. The rear garden is totally enclosed by hedging, making it safe for children and pets, it has a private patio, a timber garden shed and the rear garden is predominantly laid to lawns.

### **General Information**



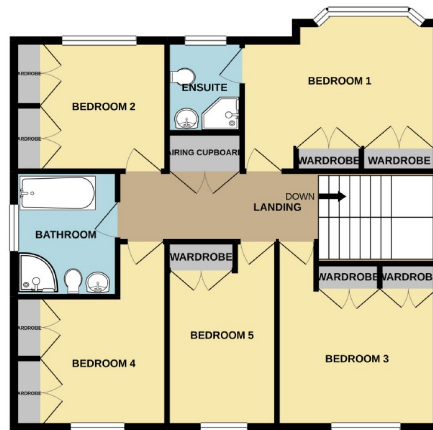
Full double glazing.  
Full gas central heating.  
All fitting floor coverings are included in the sale.  
The house and garage is fully alarmed.  
All mains services are connected.  
Freehold.  
Council tax band F.



GROUND FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 1752 sq.ft. (162.8 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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