



17 THORNTON GATE | TWEEDMOUTH | NORTHUMBERLAND





## 17 THORNTON GATE, TWEEDMOUTH, NORTHUMBERLAND, TD15 2NU

An impressive four bedroom detached family home located in a sought after and established residential area, close to amenities. The property is in excellent order throughout, offering bright and well-proportioned accommodation and benefits from private off street parking, a large double garage and generous gardens to front and rear.





#### Accommodation comprises:

Ground floor: Entrance Vestibule, Hallway, Living Room, Kitchen, Conservatory, Bedroom 4, Cloakroom/WC,

First floor: Landing, Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom

Exterior: Private Driveway, Double Garage, Gardens

Distances: Edinburgh 56 miles, Newcastle upon Tyne 65 miles, Berwick Railway Station 0.8 miles (All distances are approximate).

#### Situation

The property is located in a peaceful and desirable cul-de-sac, within an established residential area, close to amenities and the historic market town of Berwick upon Tweed. The town centre is easily accessible and offers a wide range of shopping, banking, educational and recreational facilities together with modern sports and arts centres and a mainline railway station which offers regular services to Newcastle, Edinburgh (both approximately 45 minutes) and London (approximately 3 1/2 hours). The Eastern Borders has a rich and colourful history and offers a wealth of sporting and recreational opportunities. There are a number of excellent links and inland golf courses including those at Duns, Eyemouth, Dunbar, The Hirsell and The Roxburghe and race courses at both Kelso and Musselburgh. Despite its proximity to both Edinburgh and Newcastle, the area has a low population and therefore offers a quality of life that is becoming increasingly rare. The area generally is renowned for the quality of its field sports and the East Coast provides dramatic scenery, magnificent beaches, sailing, sea fishing and diving.

#### General Information

17 Thornton Gate offer a rare opportunity to acquire an impressive family home in a sought after and rarely available residential area. The property is presented in good order throughout, offering generous and flexible accommodation over two floors and benefits from gas central heating and double glazing.

The property is accessed into an entrance vestibule and from there into the large Living Room, which is bright and well-proportioned with a living flame open gas fire as the focal point and ample space for both a living and dining area. There is a window the front aspect, a door leading to the hallway and kitchen and access through to the conservatory which is an excellent additional living space and offers a door directly into the garden.

The kitchen is an excellent useable space, with a range of storage units with laminate work surfaces over and housing a sink and drainer and integrated

fridge/freezer, oven, microwave/grill and gas hob with extractor hood over. There is a window to the rear aspect and a door to the hallway. The hallway has a cloakroom with wc and wash hand basin and there is a bedroom located off to the front which is a generous double with built in storage and a recessed shower cubicle.

An internal staircase leads to the floor landing where there is a large airing cupboard and a loft hatch allowing access. There are three double bedrooms, two with a view to the front and one with a view to the rear. Supporting the bedroom accommodation is the family bathroom which is fully tiled with a modesty window and comprising a modern suite with pedestal wash hand basin, WC, panelled bath and shower cubicle.

#### Exterior:

To the front of the property is a private driveway offering ample vehicle hard standing and leading to the double garage which has an up and over door, light and power and a utility area at the rear.

The property occupies a large plot, with a low maintenance garden to the rear with a raised decked area, ideal for al-fresco dining. To the front is a generous lawned garden with mature hedging and shrubs.

#### GENERAL REMARKS:

##### Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is TD15 2NU

##### Services:

All mains services are connected

##### Local Authority:

Northumberland County Council  
Council Offices  
Wallace Green  
Berwick-upon-Tweed  
Northumberland  
Telephone: 01289 330044.

Council Tax Band: D

EPC: C (72)

##### Internet Web Site:

This property and other properties offered by Rettie South LLP can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

##### Offers:

Offers should be submitted to the selling agents Rettie South LLP, 50 Hide Hill, Berwick upon Tweed,

TD15 1AB. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

#### Servitude Rights, Burdens & Wayleaves:

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.

#### Particulars and Plans:

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.

#### Important Notice

Rettie South LLP, 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 mis-statement 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. Rettie South LLP have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

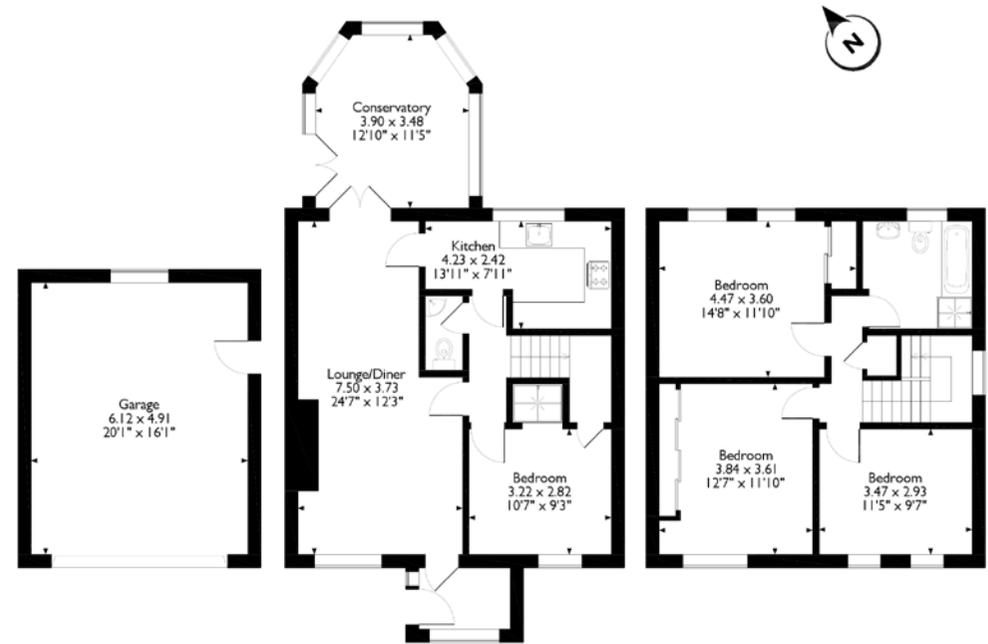
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



**RETTIE**

Rettie Berwick LLP  
50 Hide Hill, Berwick upon Tweed  
Northumberland  
TD15 1AB  
Tel: 01289 305 158

17, Thornton Gate, Berwick-upon-Tweed, Northumberland  
Approximate Gross Internal Area  
Main House = 123 Sq M/1330 Sq Ft  
Garage = 30 Sq M/323 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

