# 3 The Lamb, Ancroft

Edwin Thompson



# 3 The Lamb, Ancroft, Berwick upon Tweed, TD15 2TE

## Guide Price £345,000

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**Description**
Situated in the sought-after village of Ancroft, this attractive three-bedroom semi-detached home offers spacious and versatile accommodation across two floors, beautifully presented throughout with tasteful modern décor and well-proportioned rooms ideal for family living.

The ground floor welcomes you through an entrance hallway leading into a bright and comfortable lounge, perfect for relaxing and entertaining. Off the lounge a delightful sunroom provides additional living space, creating a wonderful spot to enjoy throughout the seasons. The contemporary kitchen is fitted with a range of modern units and benefits from a stylish breakfast bar, making it both practical and sociable. Also on the ground floor is a generous double bedroom along with a shower room comprising shower enclosure, WC and wash hand basin, offering flexible accommodation for guests, multi-generational living or convenient single-level use if desired.

To the first floor are two further well-sized bedrooms together with a traditional family bathroom, adding character and practicality to the upstairs accommodation.

Externally, the property continues to impress with driveway parking for multiple vehicles to the front. To the side and rear are enclosed gardens featuring lawned areas, decking, and ample space for outdoor dining and alfresco entertaining during the warmer months.

A standout feature of this home is the substantial timber cabin located within the garden. Equipped with underfloor heating, three electric power points and Wi-Fi connectivity, this versatile space is ideal for use as a home office, studio, gym, hobby room or additional reception space.

**Location**
Ancroft is a charming Northumberland village offering a peaceful semi-rural lifestyle while remaining conveniently placed for access to nearby amenities.

The property is ideally situated just a short drive from Berwick-upon-Tweed, a historic market town providing an excellent range of shops, supermarkets, cafés, restaurants, schooling, and leisure facilities. Berwick also benefits from a mainline railway station with regular services to major cities including Edinburgh, Newcastle upon Tyne and London, making the location ideal for commuters or those seeking excellent transport links.

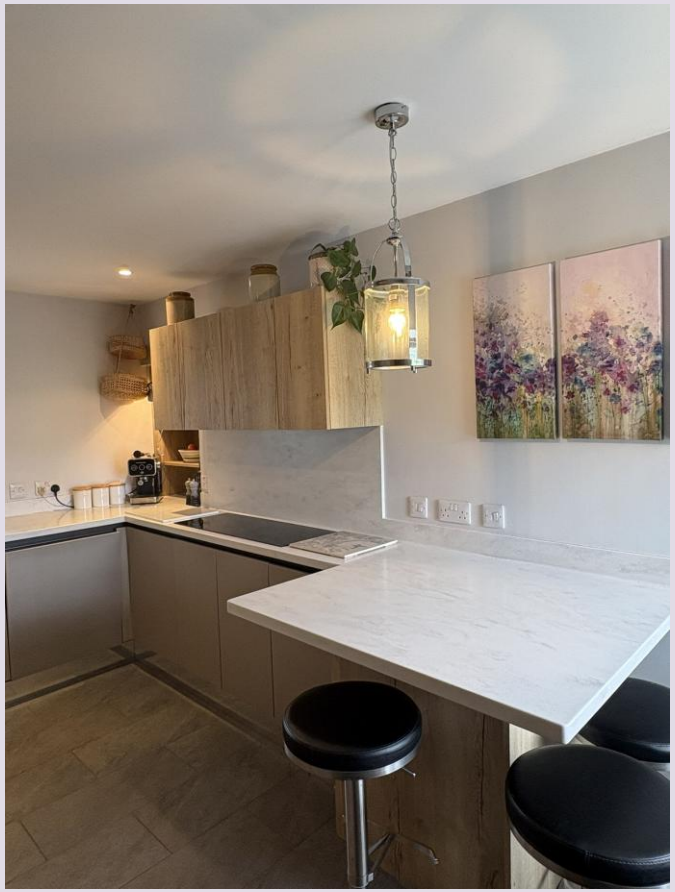
The beautiful Northumberland coastline, stunning beaches and countryside walks are all within easy reach, allowing residents to enjoy the very best of coastal and country living.

**Services**
The property is connected to mains electricity and water, with private drainage and oil-fired central heating installed throughout.

**Tenure**
Freehold

**Charges**
Council Tax Band: Northumberland County Council Band D

**EPC**
Energy Performance Rating: D



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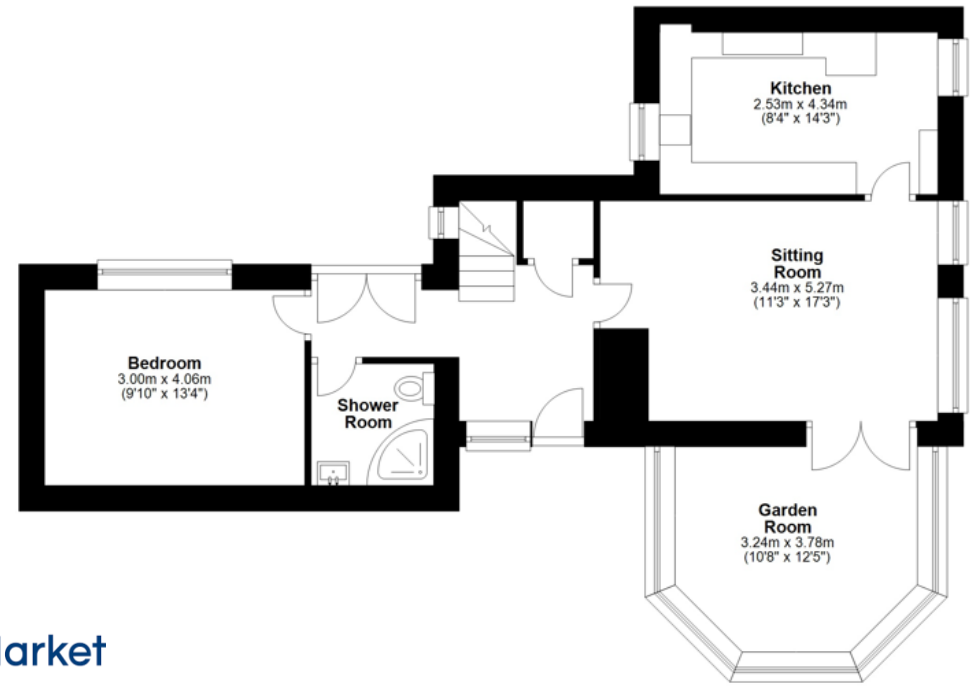


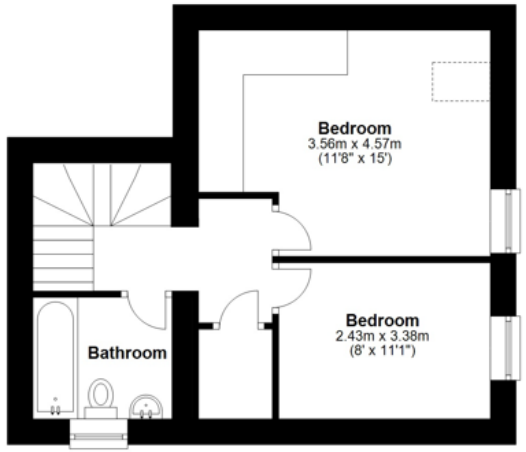


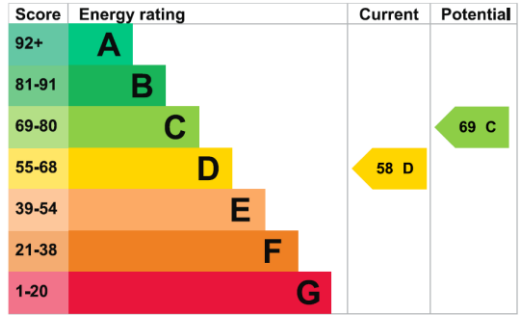




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Total area: approx. 107.3 sq. metres (1154.9 sq. feet)

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