



## 3 Kanes Close

Paxton, TD15 1TH



This particularly stylish detached bungalow occupies a super location within a small and established cul de sac in Paxton, a highly desirable village. Offering an immaculate interior, a sunny south facing aspect and benefiting from easy links to nearby Berwick



Kanes Close is a small and well established cul de sac consisting of a handful of detached houses and bungalows. This four bedroom bungalow offers a true master class in interior presentation; immaculate throughout with tasteful decor and high quality fixtures and fittings. Having been upgraded and modernised by the current owners including some internal reconfiguration to make the best use of space, the bungalow now offers great internal proportions with a choice of living spaces including a large conservatory extension and four bright and airy bedrooms.

Boasting a sunny south facing plot, the property enjoys a highly private and sheltered rear garden; thoughtfully landscaped to great effect with well-placed seating areas designed to catch the sun as it moves throughout the day.

Paxton is a peaceful village set in the heart of Berwickshire; the highly renowned village pub and restaurant serves as a valuable hub to this community. Berwick Upon Tweed lies only a few miles distant and offers good travel connections by road and rail to Edinburgh, Newcastle and further South, making this location an ideal choice for those seeking peace and tranquility whilst retaining good commuter links.

### LOCATION

The charming village of Paxton is situated off the B6460, some five miles from Berwick upon Tweed, where a wide range of shopping, educational and sporting facilities are available with the addition of excellent road and rail links and the A1 enabling easy commuting to Edinburgh. Ideally located for the Berwickshire and North Northumberland Coast with its cliff walks, beaches and attractive coastal villages. Paxton is also home to Paxton House and grounds which lies with lovely walks along the Tweed and through the Estate Grounds

### HIGHLIGHTS

- Immaculate presentation
- Quality fixtures and fittings
- A flawless home report - all category 1's
- Large conservatory
- Four bedrooms
- South facing rear gardens

- Cul de sac location
- Village setting
- Only a few miles to Berwick

### ACCOMMODATION SUMMARY

Entrance Porch, Hall, Lounge, Conservatory, Dining Kitchen, Utility Room, Master Bedroom with En-Suite Shower Room, Three Further Bedrooms and Family Shower Room. Integral Garage.

### ACCOMMODATION

The well configured layout allows for a seamless connection between the living spaces and gardens beyond. The sizeable lounge has a lovely restful ambience with French doors linking to the large conservatory at the rear. This is a wonderful spot to relax and enjoy the peace and quiet of the gardens beyond. With good proportions, the conservatory is plenty big enough for informal lounging and dining if desired. Extending the full depth of the bungalow the sociable family dining kitchen is most definitely the hub of this impressive home; fitted with a fantastic range of top quality units including fully integrated appliances and offering lots of room for family dining or entertaining friends. A useful utility room lies off with access to/from the gardens and integral garage.

The bedrooms lies peacefully to one end of the bungalow; each with a clean crisp colour scheme and excellent levels of natural light. The master bedroom overlooks the rear garden and benefits from built in mirrored storage and a very smartly fitted en-suite shower room. The three further bedrooms overlook the front and side gardens, each with room for free standing wardrobes and are served by the main family shower room which is finished to the same high quality to that of the en-suite. Useful additional storage is available off the hallway and the entrance vestibule.

### EXTERNAL

The gardens at the rear face south and as such catch the sun all day long. Beyond the garden is open farmland which affords high levels of privacy. Enclosed in their entirety the gardens have been thoughtfully landscaped to incorporate neat areas of lawn, pebbled borders and a fantastic selection of plantings. There are a number of sheltered seating

areas that are strategically placed to catch the sun as it moves through the day, whilst the covered sitooterie offers some welcome shade on a warm summers day. The gardens extend to either side of the bungalow with gated access from the front. The private drive provides parking for up to three cars and lies in front of the integral single garage. The lawned front garden has established planted beds and borders giving good privacy from the cul de sac beyond.

### SERVICES

Mains water, drainage and electricity. Double Glazing. Oil central heating

### ENERGY EFFICIENCY

Rating D

### COUNCIL TAX

Band F

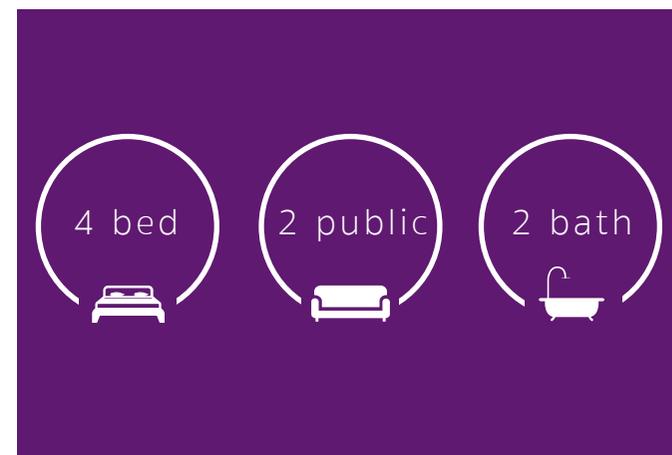
### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

### PRICE & MARKETING POLICY

Offers over £395,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





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