

HASTIN^{LEGAL}&S



34 Bennecourt Drive

Coldstream, TD12 4BY

Offers Over £350,000





No 34 is a large detached 4 bedroom bungalow situated with a large premium plot within in a well established and popular residential development within easy walking distance to Coldstream Town.



34 BENNECOURT DRIVE

Situated in an established crescent, this bungalow is perfectly positioned for those seeking a quiet setting within easy reach of the town, amenities, walks and primary school. This large, detached bungalow offers a versatile layout, ideal for families or individuals with mobility issues, thanks to its level plot. Bennecourt is a popular estate located in Coldstream, well regarded for its layout and peaceful location. The bungalow has been well maintained and provides a blank canvas for modernisation to suit your taste. The internal layout offers a seamless flow from the living room to the dining room and then onto the kitchen, making it perfect for entertaining while maintaining a bright and spacious feel. The rear garden, substantial in size is private and secure, wrapping round both sides creating an abundance of space and a gardens dream. With a secure fence line and no properties behind, makes this an ideal space for pet owners or young families.

LOCATION

Coldstream itself is well known as the gateway to Scotland and is set on the banks of the River Tweed with beautiful walks along the riverside and in the nearby Hirsell Country Estate. Local sports include tennis courts, horse riding and fishing on the Tweed. It also provides easy access to large variety of walks within the Northumberland National Park and lovely unspoilt beaches on the Berwickshire coast. Coldstream town offers a good primary school and easy access to secondary schools, a variety of shops and is well placed for easy commuting to both Edinburgh and Newcastle via the mainline station at Berwick upon Tweed only 20 minutes away.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///bookmark.bliss.tone](#)

HIGHLIGHTS

- Ideal Retiree Property
- Sought After Area
- Close to All Local Amenities
- Private Parking for Multiple Vehicles & Double integral Garage

- Corner Plot
- Private and Well Landscaped Rear Garden

ACCOMMODATION SUMMARY

Entrance Porch, Entrance Hall, Large Bright and Airy Lounge, Dining Room with Patio doors To Garden, Breakfasting Kitchen, Utility Room, Four Bedrooms (Master with En-Suite Shower Room) and Family Bathroom, Front And Rear Gardens And Off Road Parking, Integral Double Garage.

ACCOMMODATION

The entrance hall welcomes you into this well-kept home and offers a variety of storage cupboards for added practicality. At the front, the living room features large windows that flood the space with natural light. An opening in the wall provides access to the dining area, creating a perfect flow between the two spaces for social gatherings and entertainment. Patio doors offer a wonderful view and access to the garden. The breakfasting kitchen is practical, with fitted wall and base units, and an adjoining utility room offers additional convenience for laundry and access to the integral double garage. The property includes four bedrooms, three with fitted wardrobes, providing an ideal retreat. The master bedroom, located at the rear for added peace, also features an en-suite shower room. The central bathroom is equipped with a three-piece suite. While for some the bungalow could benefit from general modernisation, it offers well-proportioned rooms and a solid foundation for creating your ideal home in a sought-after location.

EXTERNAL

To the front, a mixture of gravel and mature plants provide a private low maintenance garden with large double block paved driveway and garage. A gate to the side of the property opens up to provide additional parking or storage area for caravan/motorhome. To the rear, mainly laid to lawn, the enclosed garden has been well maintained with a Planted colourful border and a hedge to the rear for added privacy. The garden wraps around the left and right side providing an ideal space for a conservatory or extension if desired. Ideal for pet lovers or children to play safely in the garden. A mixture patios and

various zones creates a lovely zone for outside seating and al fresco dining. To the rear a variety of apple trees also add some colour.

SERVICES

Mains services, Gas Central Heating

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

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 or requested by email 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.

MARKETING POLICY

Offers over £350,000 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. 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.



