

HASTIN^{LEGAL}&S



54a Bennecourt Drive

Coldstream, TD12 4BY

Offers Over £335,000





A delightful detached family home offering a spacious and sociable layout, benefitting from a prime plot in a popular development.



54A BENNECOURT DRIVE

For those seeking a family home in a desirable town location, 54A Bennecourt Drive presents an exceptional opportunity. This modern detached property is situated in a highly sought-after area and offers a spacious layout with excellent accommodation. The ground floor features a spacious lounge to the front, a large dining kitchen with seating area to the rear, and views to the garden which are thoughtfully designed to provide a private and secure outdoor space, enhanced by the woodland from the mature trees at the rear. Upstairs four generous double bedrooms, including a master suite with an en-suite shower room in addition to a well-appointed bathroom. Additional highlights include private parking and an integral garage. This home has been meticulously maintained, with recently upgraded central heating boiler

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 paths 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 [///phones.acclaimed.extra](#)

HIGHLIGHTS

- Immaculate throughout
- Large garden with mature trees
- Relatively level plot with private parking & integral garage
- A short walk to the Primary School

- Easy access to the neighbouring Hirsell Country Estate – popular for walks

ACCOMMODATION SUMMARY

Entrance Hall, Cloakroom, Living Room, Kitchen/Dining/Snug, Master Bedroom with En-Suite Shower Room, Three Further Double Bedrooms, Bathroom and Integral Garage.

ACCOMMODATION

The bright and spacious entrance hallway provides access to the lower level. At the heart of the home, the generous Kitchen with Dining offers a bright, and welcoming space at the rear of the property, with picturesque views over the garden. The patio doors serve as a focal point, drawing attention to the mature garden. The dedicated dining area offers ample space for a large table and chairs, creating an ideal setting for entertaining. The well-appointed kitchen provides plenty of worktop space and storage. A door leads to the integral garage which is plumbed for washing machine offering a convenient space for laundry. Also located on the lower level is the impressive living room located to the front equipped with electric fire acting as a focal point. with a useful cloakroom over the hallway.

The staircase leads to the upper level, where four double bedrooms with built-in storage are located, including the master bedroom; a peaceful room with a smart-en-suite shower room. The other bedrooms are served by the well appointed family bathroom

EXTERNAL

At the front, a beautifully landscaped lawn with carefully planted shrubs creates charming kerb appeal. The block-paved driveway offers parking for multiple vehicles and provides access to the garage. To the rear, a mature garden offers a private retreat, with vibrant planted borders adding pops of colour. Gravel and patio area help reduce maintenance, while the garden remains private thanks to the mature trees and secure perimeter fence ensuring good privacy and safety, making it perfect for families or pet owners.

SERVICES

All Mains Services, Gas Central Heating

COUNCIL TAX

F

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING

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 £335000 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.



