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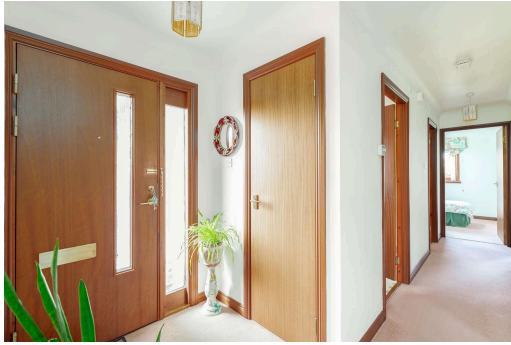


5 Bennecourt Drive

Coldstream, TD12 4BY

Offers Over £255,000





A desirable detached bungalow enjoying a peaceful setting within this highly regarded area of Coldstream



5 BENNECOURT DRIVE

Located towards the entrance to Bennecourt Drive, number 5, is a desirable detached bungalow, peacefully located within this highly regarded residential area of Coldstream. Having been extremely well maintained, the property is offered in excellent order throughout and is perfectly suited to buyers including retirees, those downsizing as well as families. The bungalow enjoys very smartly presented gardens which boast good privacy; the area to the rear having been thoughtfully landscaped for easy maintenance.

This area of Coldstream offers plenty of peace and quiet, with the neighbouring Hirsell Country Estate offering easy access to a wealth of woodland and countryside walks, whilst the town centre and all local amenities also remain within walking distance.

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 good primary schools 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.

HIGHLIGHTS

- Highly desirable area
- Sought after detached bungalow
- Very well maintained
- In excellent order throughout
- Neatly landscaped gardens
- Integral garage

ACCOMMODATION SUMMARY

Entrance Hall, Lounge with Dining Area, Breakfasting Kitchen, Utility Room, Three Bedrooms and Shower Room. Integral Garage.

ACCOMMODATION

With windows on two sides, the sizeable lounge is flooded with natural light and enjoys a sunny south facing aspect. This peaceful and relaxing room affords plenty of space for a dining table and chairs if desired, whilst the kitchen is well equipped for every day/informal dining. Offering a good range of wall and base units, a window to the front and linking to a very useful utility area towards the rear which in turn connects to the integral garage.

Peacefully set along the hallway, each of the three bedrooms enjoy a different aspect over the private gardens and each has useful built in storage. The bungalow is served by a modern shower room which has been smartly refitted to provide a large walk in shower cubicle.

EXTERNAL

The thoughtfully designed and fully enclosed gardens at the rear of the bungalow offer excellent privacy and have been created with low maintenance in mind. Featuring decorative chipped beds and established plantings, the space provides a tranquil retreat. The gardens are fully enclosed with timber fencing for added security and seclusion. To the front, a well-maintained open garden area complements the property, with a private driveway that accommodates two vehicles and leads to the integral garage.

SERVICES

Mains services. Double glazing. Gas central heating.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band E

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 £255,000 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.

