



3 Everly Way

Swinton, TD11 3FN

Offers Over £495,000



A luxuriously proportioned and contemporary family home in the heart of the popular village of Swinton; offering flexible living with energy efficient credentials and a superior plot and garden.



3 EVERLY WAY

Set in a desirable cul de sac position, with an open aspect to the rear over peaceful rolling countryside and a coveted blend of modern amenities nearby, this exceptional property offers an exciting opportunity as a forever family home. With a flexible layout and generously proportioned accommodation, 3 Everly Way has been designed with futureproofing in mind; from the smart eco credentials, high quality fixtures and fittings, and including a bedroom and ensuite on the ground floor, it's a home built to last.

The handsome stone and timber clad facade is complemented by a neat garden and drive, with paving extending to the entrance. The ground floor makes the very best of the rural outlooks with a generous appointment of glazing; a super bifolding door in the lounge extenuates the proportions as well as opening up directly to the garden for al fresco days. The dining kitchen enjoys a wonderful dual aspect, with the layout and cabinetry fitting both family life and entertaining, with a streamline look of smooth lines and integrated appliances. Also on the ground floor, a comfortable ensuite double bedroom benefits a sliding door directly onto the rear garden, and as well as being conveniently placed for future years, would lend well as a workspace or home office.

Upstairs, the principal suite is king size in its proportions, with a feature Juliette balcony, walk-in dressing area with hanging space and shelving, and a large shower room. A second ensuite bedroom, bedroom four and the family bathroom open across the landing.

Externally, the plot is brimming with opportunity for the green fingered enthusiasts or would allow plenty of space for those dreaming of a garden room. The large and level rear garden is mostly laid to lawn and is fully enclosed with access round both sides. The garden currently hosts a section of patio, gravelled courtyard with raised beds and a timber shed at the rear, with the front area providing parking and access to the double garage.

LOCATION

Swinton lies midway between the Berwickshire towns of Duns and

Coldstream - a pretty and quintessential Border village with local amenities including a well regarded Primary School, Play Park, Garage, Hotel, Restaurant and Church, with the Berwickshire High Campus just a short drive. The area is surrounded by beautiful landscape - an ideal country location with opportunities for fishing on the Tweed, golf at Duns and The Hirsell at Coldstream and walking in the Cheviot and Lammermuir hills

HIGHLIGHTS

- Exceptional Room Proportions
- Focus on Natural Light & Contemporary Design
- Stylish Kitchen with High End Finishes
- Excellent Build Quality
- Private Garden Front & Rear
- Eco Credentials & Energy Efficiency
- Double Garage & Drive

ACCOMMODATION SUMMARY

Vestibule, Hall, Lounge, Family Dining Kitchen, Ground Level Bedroom with Ensuite, Cloakroom with W/C. First Floor Master Suite, Second Ensuite Bedrooms, Bedroom Four, Family Bathroom. Double Garage with Utility.

SERVICES

Mains Water, Electricity, Drainage, Air Source Heat Pump & Solar. Double Glazed.

ADDITIONAL INFORMATION

All fitted carpeting, flooring, blinds, curtain poles and integrated kitchen appliances are included in the sale.

ENERGY EFFICIENCY

Band B.

COUNCIL TAX

Band F.

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 £495,000 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.



