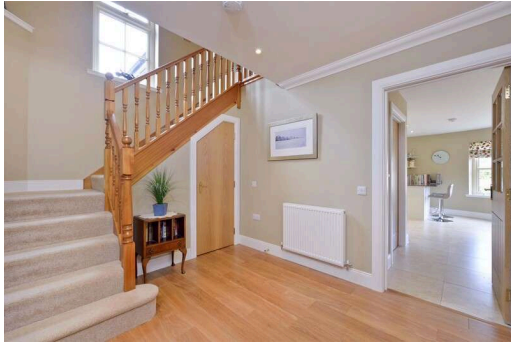




1 Dundock Drive

Coldstream, TD12 4FA



A superior four bedroom family home offering tasteful and well considered accommodation extending to an impressive 2035 Sqft with immaculate presentation and quality fixtures.



Occupying an enviable corner position within this highly regarded and sought after development towards the edge of Coldstream, 1 Dundock Drive is a superior four-bedroom property and the only one of its kind within the development. The house overlooks the lovely village green in the centre of the Leet Haugh development.

With an interior extending to an impressive 2035 sq ft, this particularly spacious property is perfectly suited to families but will also appeal to those who are seeking a stylish home with plenty of space to cater for visiting friends and family. The construction and design have ensured a low maintenance, energy efficient and easy to run home. Finished to an exacting standard, the property offers fixtures and fittings of the highest quality, coupled with immaculate and particularly tasteful presentation. The building has an attractive design feature in the way of a curved wall; this appears in both the family dining kitchen and one of the two en-suite bedrooms, looking onto the beautifully maintained village green.

This impressive home also includes a large double garage and a mature, easy to maintain south facing garden. The location is ideal for those seeking an edge of town position although all local amenities are still within easy walking distance. The development also offers easy access into the neighbouring Hirsell Country Estate with some lovely rural walks and a well-regarded 18-hole golf course.

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 an 18-hole golf course at the Hirsell, 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.

HIGHLIGHTS

Excellent build quality and high specification finishes

- * Exceptional interior presentation
- * Extremely spacious accommodation and generous storage

- * A feature curved wall
- * Juliet Balcony
- * Four double bedrooms - two with en-suite and dressing room
- * Large double garage with electric doors
- * South facing garden

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Lounge, Family Dining Kitchen, Utility Room, Cloakroom, Two Large Double Bedrooms each with En-Suite Shower Rooms and Dressing Rooms), Bedroom Three with Juliet Balcony, Bedroom Four and Family Bathroom. Integral Double Garage. Gardens.

ACCOMMODATION

Entering the property, the vestibule is a useful space which opens to a very welcoming central hall with staircase leading off to a galleried style landing. A spacious cloakroom with WC and wash hand basin is positioned off the hall. Offering a lovely restful ambience, the lounge has a dual aspect which includes French doors giving access to the sunny rear garden. To the far side of the hallway is the impressive family dining kitchen. This is a very sociable hub with plenty of room for dining and relaxation, whilst the kitchen has been finished with a range of quality appliances, units and Silestone worktops. The adjoining utility room is similarly fitted, with space for both washing machine and tumble drier and offers excellent storage. This gives internal access to/from the double garage.

The upper floor is centred around the galleried style landing with south facing window and good natural light. The two principal bedrooms offer excellent proportions, very smart en-suite shower rooms and beautifully fitted walk-in dressing rooms. The third and fourth bedrooms are two further good-sized double rooms, one featuring a Juliet balcony. Each of these rooms benefit from quality bespoke built-in double wardrobes providing generous hanging space and shelving. The well-appointed family bathroom is spacious and very well finished with a modern white suite including a bath and separate shower.

EXTERNAL

Largely laid to lawn the sunny gardens enjoy a southerly aspect and views towards the Cheviots in the distance. Well presented with areas of lawn, a paved

patio is accessed from the lounge and catches the afternoon and early evening sun. The garden also offers established planted beds and borders. The driveway offers space for two vehicles to park side by side which is in addition to the integral double garage with electric doors and rear pedestrian door to/from the garden.

SERVICES

Mains services. Double glazing. Gas central heating. The property was completed in 2018 and benefits from approximately five remaining years of the NHBC guarantee.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating B

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.

PRICE & MARKETING POLICY

Offers over £410,000 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.



