



## 7 Maple Crescent

Springwood Village, Kelso, TD5 8NQ



A Detached Park Home Within A Sought After Retirement Village On The Edge Of Kelso, Ideal For The Retiree Looking For Peaceful Surroundings With Like Minded Neighbours.





Enjoying a lovely location within this popular and highly regarded retirement village, 7 Maple Crescent is an immaculately presented detached park home. The property has clearly been very well maintained both internally and externally; with a lovely flow of accommodation having been well designed and laid out. The property is presented in move-in condition having been stylishly presented in neutral tones and this carries through to the outside with a landscaped garden which has been designed for the ease of maintenance and benefits from a private woodland backdrop complete with lengthy private driveway, detached garage with utility area to the rear.

The property now offers the perfect opportunity for the retiree seeking a low maintenance detached bungalow amongst like-minded neighbours.

## LOCATION

Springwood Village lies a short distance from Kelso, which is situated at the meeting point of the Teviot and Tweed Rivers. It is a most attractive town with its 12th century abbey and cobbled square. There are excellent recreational facilities both in the town and the surrounding countryside, including golf, fishing, swimming, curling, walking, horse riding and National Hunt Racing, along with a number of shops, cafes and restaurants.

## HIGHLIGHTS

Highly Sought After Retirement Village - Lifestyle Choice - Secure Entry to Estate and Easy Access to Amenities - Well Proportioned & Maintained Accommodation - Beautiful Garden and Woodland Backdrop - Lengthy Drive and Detached Garden - Immaculately Presented, Move in Ready

## ACCOMMODATION

The property is presented in move-in condition, having been well maintained and upgraded by the current owners, inside and out. Presented in neutral tones, the property is light, bright and airy enhanced by the attention to detail throughout. The main living area is quietly situated to the rear of the property. The lounge is a lovely room, generous in size with plenty of natural light with dual aspect windows and patio doors which open onto the garden beyond. A lovely focal point is provided by the coal effect fire with attractive surround and inlay. The flow of the rooms work very well with the lounge to the rear, adjoining dining room which in turn gives access to the spacious kitchen offering an excellent range of wall and base units, worktop space with external door allowing direct access to the side of the property. The hallway offers good built-in storage and access to the study which is a useful facility.



Both bedrooms are located towards the rear; the master bedroom is generous in size with fitted bedroom furnishings, walk-in wardrobe and complete with an en-suite shower room. The second bedroom is a further good size double room with dual aspect windows to the front and side. The bathroom is surprisingly spacious, fitted with a corner bath, pedestal sink and WC.

## EXTERNAL

Enjoying a woodland backdrop, the well maintained and neatly presented garden offers a peaceful place to relax outdoors. Designed for the ease of maintenance in mind the landscaped garden incorporates a pleasant paved seating area surrounded by shrubbery, plants and colourful blooms.

## GARAGE AND DRIVEWAY

At the end of the lengthy tarmac driveway which provides private parking for numerous cars, there is a detached single garage. The current owners have created a practical and useful utility area to the rear. Light and power.

## SERVICES, ADDITIONAL INFORMATION & COUNCIL TAX

Mains gas, water, electricity and drainage. Double glazing. Gas central Heating. The minimum age for Springwood retirement village is 45 years. There is a quarterly management fee payable to Springwood Park of approximately £459.48. Council Tax Band B.

## VIEWING

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person.

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE AND MARKETING POLICY

Offers Over £175,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - [Enq@hastingslegal.co.uk](mailto: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. 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.