

3 Maple Crescent



3 Maple Crescent Offers Over £189,000

Springwood Village, Kelso, TD5 8NQ



3 bed



1 public



2 bath



Set In A Premium Plot Backing Onto Woodland And Securing Excellent Privacy, 3 Maple Crescent Is An Immaculately Presented And Thoughtfully Upgraded Park Home In The Vibrant Springwood Village Community At The Edge Of Kelso.



Offering a picturesque and well-tended location within easy striking distance of a range of amenities, as well as endless open countryside and riverside walks, the area is a popular spot for retirees looking for a lifestyle change

3 Maple Crescent is positioned to the outer edge with little through traffic and a generous appointment of garden wrapping around the lodge. A private drive with space for several vehicles extends to a garage with solar panels and electric up-and-over door, leading to an enclosed and level section of rear garden laid to lawn, with a further gravelled border wrapping round the side to the front for ease of maintenance. Internally the accommodation is bright and freshly presented throughout; with an entrance hall providing coat and boot storage, leading to the public areas, with a super triple aspect living room complete with a log burning stove and cosy carpeting, with the dining kitchen on the opposite side of the hall. Recently refitted, the open plan kitchen is modern and streamline, with excellent storage and counter space, a bright area for dining, and a rear door opening onto the garden. A rear hall opens to the bedrooms, quietly set to the far end. A master bedroom enjoys generous proportions, in-built storage and an ensuite bathroom. Two further comfortable bedrooms and the shower room open from the hall

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
- Easy Access to Amenities
- Well Proportioned & Maintained Accommodation
- Beautiful Garden and Woodland Backdrop
- Lengthy Drive and Detached Garage with solar panels
- Immaculately Presented, Move in Ready

ACCOMMODATION

Entrance Hall, Living Room, Open Plan Dining Kitchen. Master Bedroom with En-Suite Bathroom, Second Double Bedroom, Study/Bedroom 3, Bathroom. Excellent Storage. Ample Parking for Several Vehicles.



Detached Garage. Private, Enclosed Landscape Garden with Woodland Backdrop.

SERVICES

Mains gas, water, electricity and drainage. Double glazing. Gas central heating.

ADDITIONAL INFORMATION

The minimum age for Springwood retirement village is 45 years. There is a quarterly management fee payable to Springwood Park of approximately £459.48.

The property has benefitted upgrades in recent years including the additional of 16 solar panels to the garage roof, external insulation and rendering, addition of a log burning stove with reinforced flooring and fire resistant panelling, new sanitary ware and extraction, tarmac drive.

COUNCIL TAX

Band B

TENURE

Leasehold

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.

MARKETING POLICY

Offers over £189,000 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.