

LEGAL
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57 Bennecourt Drive

Coldstream, TD12 4BY





Enjoying a pleasant position within this highly regarded residential area, 57 Bennecourt Drive is an immaculately presented and nicely proportioned home. With a flexible layout and plenty of space both inside and out, this property presents an ideal opportunity for those looking to purchase a modern family home in an area that is nicely established and sought after with local amenities and the nearby Hirsell Country Estate and Golf Course within easy walking distance. The décor throughout is tastefully finished with neutral colours and quality fixtures and fittings, perfect for those seeking something in true move in condition. The outside space has been thoughtfully landscaped with the gardens benefitting from good privacy and sun throughout the day, something that the summer house makes the most of.



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 a 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.

ACCOMMODATION SUMMARY

Entrance Vestibule, Reception Hall, Large Lounge with Space for Dining, Dining Kitchen, Utility Room, Office/Bedroom Four, Family Bathroom and Three Further Double Bedrooms (Master with En-Suite Shower Room). Detached Garage and Private Drive. Gardens.

GROUND FLOOR ACCOMMODATION

A useful entrance vestibule benefits from built in cloaks storage with an internal door opening into the reception hall. This is an impressive space which ensures a lovely warm welcome; the carpeted staircase extends off to a galleried landing above with a large velux window over ensuring floods of natural light. Positioned to the front and featuring a large bay window, the lounge is a lovely room of generous proportions with ample space for a formal dining table if desired. A modern feature fireplace ensures a pleasant focal point. With outlooks over the landscaped gardens to the rear, the kitchen is fitted with an excellent range of modern wall and base units and provides space for everyday dining. The adjoining utility room allows access to the gardens and provides a useful facility with space and plumbing for washing machine. The main family bathroom is located on the ground floor and benefits from fully tiled walls and a modern three piece suite. The versatile home

office could easily provide for a downstairs bedroom if required with a window to the side and built in storage.

UPPER ACCOMMODATION

All three bedrooms are double rooms; the master being positioned to the front with pleasant outlooks taking in some of the Hirsell woodlands in the distance. This is a particularly generous room with extensive built in mirrored wardrobes to one wall whilst the en-suite shower room benefits from a large velux window to the side and a modern white suite. Bedrooms two and three are both located to the rear with an aspect over the garden and again benefit from mirrored wardrobe storage.

MEASUREMENTS

Lounge	7.60m x 3.82m
Office/Bedroom Four	2.33m x 3.21m
Kitchen	3.63m x 3.49m
Bathroom	2.50m x 2.13m
Master Bedroom	3.02m x 4.29m
Bedroom Two	4.00m x 2.36m
Bedroom Three	2.75m x 2.44m

EXTERNAL

A thoughtfully landscaped garden lies to the rear of the property. Enjoying good sun throughout the day and privacy, the outside space has been designed for ease of maintenance with decorative chipped beds, planted borders and a well positioned summerhouse designed to make the most of the evening sun. A large shed/workshop is located to one corner of the garden.

GARAGE

A detached garage lies to the side of the property, access via the private drive which provides space for several vehicles.

SERVICES

All mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating C.

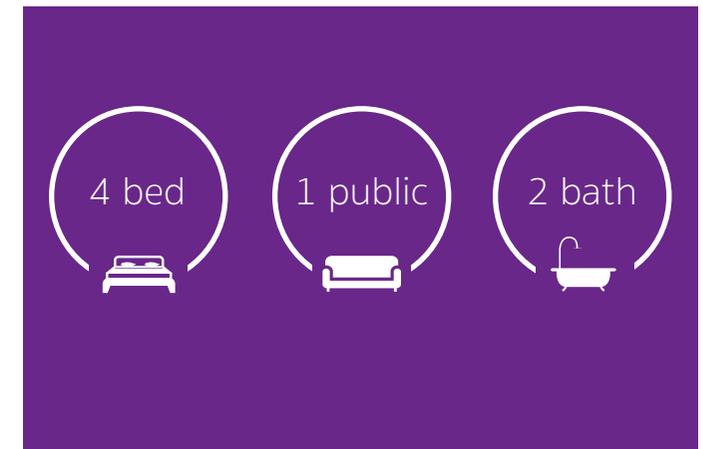
VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.





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