



14 Bennecourt Crescent

Coldstream, TD12 4BX



Extended Detached Bungalow Offering Family Friendly, Versatile Accommodation

Entrance Hall, Lounge, Kitchen, Family Room/Dining Room, Three Double Bedrooms (Master with En-Suite and Dressing Room) and Family Bathroom. Gardens and Drive. Double Glazing. Gas Central Heating.



Having been extended and altered, this detached bungalow provides family friendly accommodation with an adaptable layout. The rear extension has provided a master bedroom suite complete with en-suite shower room and dressing room, although the dressing room could alternatively provide a fourth bedroom if required whilst the garage has been altered to create a well-proportioned family or dining room. To compliment the family friendly interior the rear garden is fully enclosed with good levels of privacy whilst the drive to the front provides space for two vehicles.

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.

ACCOMMODATION

The well-proportioned lounge extends to the front of the property with double windows affording an outlook over the cul de sac beyond whilst the kitchen overlooks the garden to the rear; this room is fitted with a good range of modern units and provides plenty of space for every day dining. From the kitchen a step down leads in to the family/dining room; having been created from an alteration of the garage, this is an adaptable space with window to the side and door to the garden at the rear. There is also space towards the rear of the room for use as a small utility area if desired. The bedrooms are peacefully located to one side of the bungalow; the master room to the rear has been extended to now provide a nicely sized double room with adjoining dressing room and en-suite shower room. Alternatively for those that require it, the dressing room could be used alternatively as a fourth double bedroom. Bedrooms two and three are equal in size with the room to the front benefiting from a built in wardrobe. The main family bathroom is fitted with a white suite with shower over the bath.

EXTERNAL

The garden to the rear are fully enclosed and enjoy surprising levels of privacy. A large paved patio extends off the family room to the rear, ideal

for summer dining whilst a raised lawned area extends beyond. The summer house is well positioned to one corner to enjoy sun into the evening.

MEASUREMENTS

Lounge	3.50m x 5.05m (11'6" x 16'7")
Kitchen	3.50m x 3.30m (11'6" x 10'10")
Family/Dining Room	2.80m x 5.35m (9'2" x 17'7")
Master Bedroom	3.60m x 3.50m (11'10" x 11'6")
Dressing Room/Bedroom Four	2.75m x 3.60m (9'0" x 11'10")
Bedroom Two	3.60m x 2.40m (11'10" x 7'10")
Bedroom Three	3.60m x 2.40m (11'10" x 7'10")

SERVICES

Mains services. Double glazing. Gas central heating.

ADDITIONAL INFORMATION

The alteration of the garage to provide a family/dining room could easily be reversed and the garage reinstated as such if preferred.

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.