



11a Bennecourt Drive,
Coldstream, TD12 4BY



Well Appointed Semi Detached
Bungalow In Popular Area

Entrance Hall, Lounge, Kitchen,
Two Double Bedrooms and Bathroom.
Detached Garage and Private Drive.
Enclosed Garden. Double Glazing.
Gas Central Heating



11A Bennecourt is a very well appointed semi detached bungalow which offers an excellent opportunity perhaps for those downsizing, or the retiree, to purchase an easy to maintain property in a popular and highly regarded part of Coldstream. As well as comfortable well laid out accommodation there is a fully enclosed, low maintenance garden, detached garage and private drive.

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.

ENTRANCE

A gravelled driveway extends to the side of the property with space for several vehicles; the detached garage lies beyond. A neat area of garden lies to the front with the main entrance door located to the side of the property.

ACCOMMODATION

A part-glazed entrance door opens into a welcoming hallway with excellent storage provided by a large walk-in cupboard with internal light in addition to a further cupboard which houses the central heating boiler. The well-proportioned lounge extends to the front of the bungalow with two large windows. This is a spacious room with ample space to one end for a dining table and chairs if desired and is conveniently situated next to the kitchen. The kitchen is fitted with an excellent range of wall and base units with ample worktop space and again benefits from a front facing window. Integral oven and hob with space allowing for further slot in appliances. Both bedrooms are located to the rear of the bungalow, equal in size they are both comfortable double rooms with the benefit of built-in storage and pleasant outlooks over the rear garden. The bathroom is well appointed and fitted with a three piece suite comprising WC, pedestal sink and panelled bath with shower over.

MEASUREMENTS

Lounge:	5.40m x 2.70m (17'9" x 8'10")
Kitchen:	3.40m x 2.20m (11'2" x 7'3")
Bedroom One:	3.00m x 2.70m (9'10" x 8'10")
Bedroom Two:	2.91m x 2.80m (9'0" x 9'5")
Bathroom:	2.70m x 1.70m (8'10" x 5'7")

EXTERNAL

A fully enclosed suntrap garden lies to the rear of the property having been landscaped and designed for ease of maintenance.

GARAGE

A detached single garage lies to the side with a lengthy driveway in front. The garage has an up and over door to the front and a further rear door allowing direct access to the garden.

SERVICES

All mains services. Double Glazing. Gas central heating.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating D

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.