



Trinity Paddock

Duns, TD11 3EJ



Trinity Paddock is a Remarkable Detached Bungalow Close to Duns Town Centre. Set Within A Large Private Plot and With An Extremely Stylish & Contemporary Interior



Trinity Paddock is a remarkable and one off detached bungalow; set close to Duns town centre and positioned within a large, private plot with gardens which extend around the property on all sides. The interior is impeccably presented and offers a master class in interior design; having been extremely well planned and presented in a stylish and contemporary fashion with many mod cons and some notable design features such as the luxurious family bathroom complete with wall mounted television and full ceramic tiling, master bedroom suite with dressing room and impressive en-suite bathroom, not to mention the semi open plan family/ dining/garden room space which boasts a fabulous lofty and airy ambience. The layout works very well with the centre of the bungalow hosting the living accommodation which boasts plenty of space and flexibility whilst the bedroom accommodation extends to either end of the bungalow with the master suite peacefully located to the rear with private outlooks over the grounds. For families with multiple vehicles or the motoring enthusiast, the double drive is a bonus not to mention the large integral double garage and workshop.

HIGHLIGHTS

- Impeccable Presentation & Interior Design
- Large, Light and Airy Family Living Spaces
- Fabulous Entertaining Kitchen With Feature Aga
- Spacious Bedrooms inc Impressive Master Suite
- Large Wrap Around Grounds
- Double Drive, Double Garage and Workshop
- Close to Duns Town Centre

ACCOMMODATION LIST

Entrance Hall, Large Family Dining Kitchen, Family/Dining Room, Garden Room, Lounge, Conservatory, Master Suite with Dressing Room and En-Suite Bathroom, Three Further Double Bedrooms and Luxurious Family Bathroom. Utility Room, Double Garage and Workshop

ACCOMMODATION

The entrance hall features stylish panelling to dado height and ensures a lovely warm welcome. Extending off the hall to the right is the

fabulous family dining kitchen; this is the perfect space for family dining or entertaining guests with ample room for dining table plus sofas etc. The large bay window to the front overlooks the grounds whilst the additional windows ensure good natural light. The kitchen has been stylishly fitted with a fabulous range of units which incorporate ample storage, a central island, integrated appliances not to mention the feature Aga. The main living space of the property is centred around a lofty, contemporary family/dining room; its design has been well considered from the thoughtful colour palette to the clever lighting solutions. There are also floor to ceiling windows overlooking the gardens at the rear as well as velux windows to maximise the natural light. Open plan from this area is the garden room which again boasts floor to ceiling windows as well as French doors which open directly on to a paved external terrace with the gardens extending beyond. Towards the front of the bungalow the formal lounge has a fabulous vaulted ceiling and creates the perfect restful environment to retire to in the evening. Large side windows overlook the entrance to the bungalow and double doors give access to the adjoining conservatory. Flooded with sunlight for much of the day, this is a great day time space; glazed on all sides and with patio doors leading to the BBQ terrace within the front garden. Peacefully tucked away to the rear of the property with lovely garden outlooks is the impressive master suite; this comprises a sizeable double room, great dressing room and fabulous en-suite bathroom with its fully tiled walls and flooring and four piece white suite incorporating large shower cubicle plus a Jacuzzi bath which is set within a raised tiled plinth. The three remaining bedrooms are located at the far end of the bungalow, all with restful outlooks over the grounds. All are well proportioned double rooms with the third currently utilised as a dressing room with the benefit of extensive built in storage. The main family bathroom serves these bedrooms and it offers a fantastic sense of luxury. With ceramic tiled walls and flooring, again fitted with a four piece suite including a free standing double ended bath complete with recessed television within the wall above. Finally a staircase towards the rear of the entrance hall extends down to lower ground floor level which hosts a very useful utility space/laundry room with internal door into the double garage with adjoining workshop. The vehicular access to the garage is via the rear driveway.

EXTERNAL

The sizeable and private grounds extend around the property on all sides. Some areas benefit from a woodland aspect and there are great levels of privacy throughout. Large lawned sections incorporate a BBQ terrace to the front, large paved seating area at the rear as well as a children's play area. For those who are gardening enthusiasts there is ample space and scope for further landscaping if desired with opportunities for vegetable plots, chicken runs etc. The double drive creates ample private parking with the main drive at the rear leading to the double garage whilst the front gated drive is accessed off Station Road.

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating C

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £495,000 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.



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