



1 Everly Way

Swinton, TD11 3FN

Offers Over £435,000





A beautifully crafted, energy-efficient detached bungalow built in 2022, this home combines high-end finishes with bright, south-facing living spaces and seamless indoor-outdoor flow to landscaped private gardens. Set in an exclusive village cul-de-sac, it offers stylish, low-maintenance living with a stunning glazed garden room, premium kitchen, and generous accommodation ideal for modern family life.



Tucked away within this small and exclusive cul-de-sac, 1 Everly Way is an exceptional detached bungalow, completed in 2022 by the highly regarded developers Hudson Hirsal, renowned for their outstanding design and build quality. Finished to an impeccable standard throughout, this home showcases premium fixtures and fittings, offering both style and substance in equal measure.

The thoughtfully designed layout maximises the south-facing aspect, providing light filled interiors and seamless access from the principal living spaces to the landscaped private gardens. Designed with modern living in mind, this energy-efficient home is both economical and easy to maintain. Benefits include photovoltaic solar panels and an air source heat pump, contributing to an impressive EPC rating of B.

The interior is both contemporary and inviting, with standout features including a stunning fully glazed garden room—an ideal space to relax and enjoy the outlook, with direct access to the garden. The dual-aspect lounge provides a cosy and comfortable space, while the high-specification dining kitchen serves as the heart of the home, perfectly suited for entertaining and family life, with doors opening onto a paved outdoor dining terrace.

The property offers three generously proportioned bedrooms, all with useful storage, alongside a beautifully appointed family bathroom and a stylish en-suite shower room, both finished to a high, coordinated standard.

Externally, the property is surrounded by landscaped gardens designed for ease of maintenance, featuring a spacious dining patio, decorative stone areas, and well-kept lawns. A multi-vehicle driveway and integral garage complete this superb home.

LOCATION

Swinton is a pretty Berwickshire village located midway between Coldstream and Duns, centred around a traditional village green.

• Amenities: The village benefits from a popular village pub and restaurant as well as a primary school. A wider range of day to day amenities are available in Duns (6 miles) and Coldstream (6 miles)

- Schooling: Swinton has its own primary school and early learning facility. Secondary schooling is at the Berwickshire High School, Duns
- Population: Approximately 220
- Transport connections: Swinton is well connected by road to neighbouring towns and villages. Edinburgh lies around 45 miles north west via the A1 and the local East Coast rail connection can be found at Berwick Upon Tweed (11 miles)

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HIGHLIGHTS

- High specification finish
- Highly regarded village development
- Excellent energy credentials
- Clean, crisp interiors
- High specification family dining kitchen
- Impressive garden room
- Wrap around gardens
- Multi car drive and garage

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Lounge, Garden Room, Family Dining Kitchen, Utility Room, Master Bedroom with En-Suite Shower Room, Two Further Double Bedrooms and Family Bathroom. Integral Garage

SERVICES

Mains water, drainage and electricity. Double glazing. Air source heating. Solar panels

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating B

TENURE

Freehold

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 £435,000 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.



