



## 11a Bennecourt Drive

Coldstream, TD12 4BY



2 bed



1 public

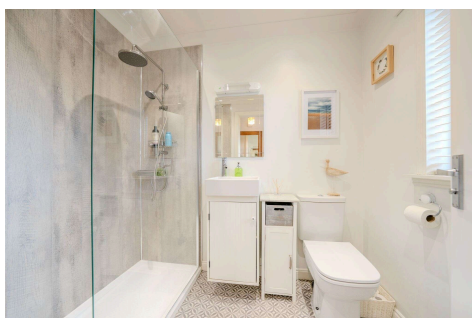
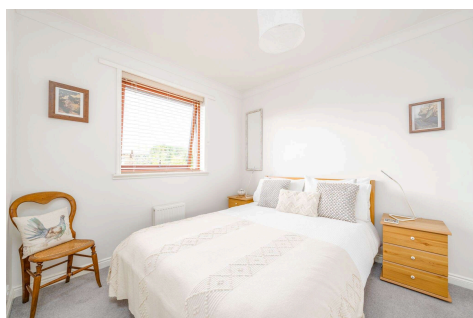


1 bath



A Quiet, Semi Detached Bungalow Enjoying  
An Established Cul De Sac Setting, Front And  
Rear Gardens Plus A Detached Garage With  
Private Drive





## ACCOMMODATION

11a Bennecourt Drive is located within a popular residential estate, set on the upper side of the development where only bungalows are found. The position is ideal for those seeking a quiet setting while remaining conveniently close to the town's amenities. This semi-detached, two-bedroom bungalow provides an excellent level of accommodation perfectly suited to a retiree. Designed for ease of living, it offers low-maintenance, energy-efficient spaces presented in immaculate order throughout. Recent upgrades include a modernised shower room and a stylishly renovated kitchen, accessed directly from the living/dining room. The lounge, located to the front, is a bright and well-proportioned room with ample space for a dining table. Accessed from the lounge, the contemporary kitchen enjoys a pleasant outlook to the front and is fitted with a good range of modern units, updated sink, worktop, and splashback. Both bedrooms overlook the rear garden, creating a peaceful outlook. Centrally positioned, the refitted shower room has been thoughtfully designed with ease of access and maintaining a modern finish. Additional storage is provided off the hall, with a loft hatch offering further potential.

## 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, tennis courts, horse riding, bowls 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.

## HIGHLIGHTS

- Excellent Retiree, First Time Purchase Or Downsizer Property
- Quiet Cul De Sac Location
- Modern Rennovated Kitchen
- Two Bedrooms
- Front & Rear Gardens
- Detached Garage & Garden Room

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge/Dining, Kitchen, Two Bedrooms and Shower Room.

## EXTERNAL DETAILS

The front garden has been designed for easy keeping with the flower bed laid to decorative pebbles with herbaceous plantings. The gravel drive extend to the side of the bungalow and leads to the detached garage with up and over vehicular door and rear pedestrian door to/from the gardens offering plenty of storage. The rear garden enjoys good privacy and is a real sun trap, fully enclosed and comprising an area of planters and mainly laid with patio. This easy to maintain garden still offers plenty of colour. To the rear a garden room/shed provides the ideal retreat or extra space as a studio.

## SERVICES

Mains services. Double glazing. Gas central heating

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating C

## TENURE

Freehold

## VIEWING & HOME REPORT

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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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.

## PRICE & MARKETING POLICY

Offers over £175,000 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](mailto: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.