41 Bennecourt Drive, Coldstream, TD12 4BY



- Detached Bungalow
- Second Double Bedroom
- Living / Dining Room
- Ample Storage Throughout
- Garage & Driveway Parking
- Large Master Bedroom
- Bathroom & En-Suite Shower
- Kitchen & Utility Room
- Gas Heating & Double Glazing
- Enclosed Private Rear Garden

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LOCATION:

The property is ideally situated in the heart of a popular residential area, bordered by attractive woodland belonging to the Hirsel Estate in Coldstream. Coldstream, known as the first Border town in Scotland, is steeped in history as the original home of the Earl of Home. The Hirsel Estate provides beautiful countryside walks, abundant wildlife, as well as a charming cafe and craft shops. Positioned just north of the Cheviot Hills and set along the banks of the River Tweed, renowned for its excellent salmon fishing, Coldstream offers a peaceful yet well-connected lifestyle. The town itself benefits from a wide range of local amenities, including pubs, shops, cafes, a community centre, as well as medical and dental services. With a strong sense of community, Coldstream is twinned with Bennecourt in France, adding to its unique character. The town is conveniently located approximately 15 miles from the East Coast mainline railway station at Berwick-upon-Tweed, and around 9 miles from Kelso, both of which provide a broader selection of amenities and services.

DESCRIPTION:

An immaculately presented detached bungalow forming part of the popular Stephen Homes development, this impressive property has been exceptionally well maintained and lovingly cared for by its owners for over 20 years. Originally designed as a three-bedroom home, the property was thoughtfully reconfigured by its previous owner, who purchased it off-plan, to create a luxurious principal bedroom suite. This impressive room features two windows, a fitted wardrobe and a stylish en-suite shower room. The property could readily be converted back to its original three-bedroom layout, subject to any necessary consents. The spacious living/dining room benefits from a large front-facing window, while patio doors provide direct access to the private rear garden. A well-appointed kitchen is complemented by a useful utility room with boiler cupboard. There is a further generous double bedroom and a family bathroom, while excellent storage is provided throughout. The property also benefits from double glazing and gas central heating, making it a comfortable and highly appealing home set within a desirable residential development.

EXTERNALLY:

Bennecourt Drive is well known for its open, beautifully maintained gardens, with driveway parking leading to a single attached garage. Set within the inner circle of the development, the property feels pleasantly elevated and has a pretty, tree-lined, gently winding pathway leading through to the cul-de-sac beyond, creating a wonderful sense of openness. The enclosed rear garden is exceptionally private, surrounded by mature trees and established shrubs, creating a peaceful haven and a delightful space to potter and relax. A useful garden shed provides additional storage

SERVICES:

Mains Electricity, Gas, Water & Drainage.









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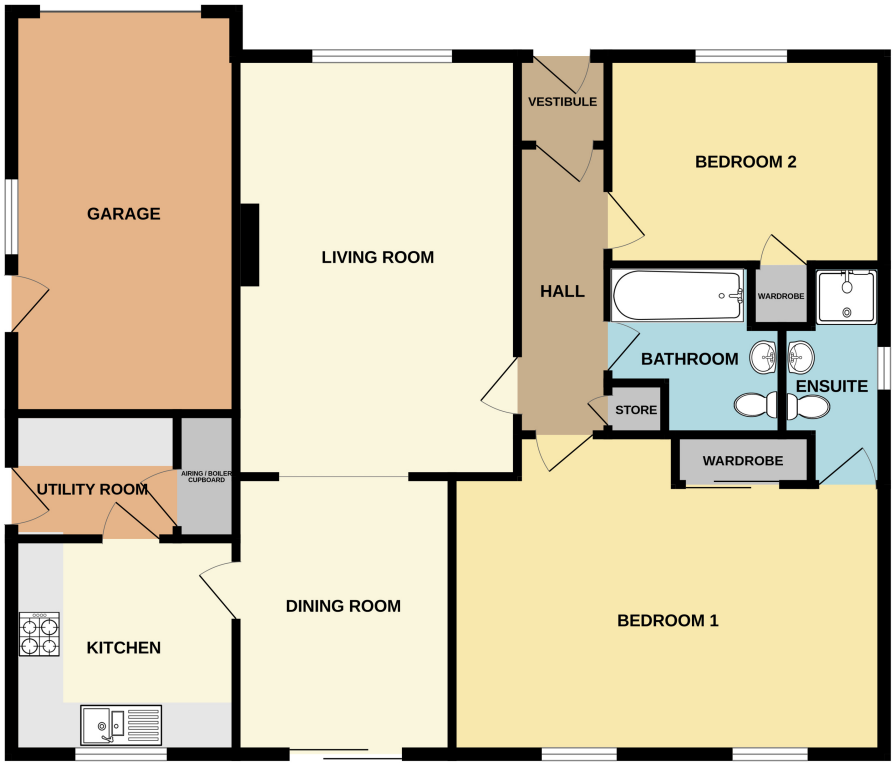
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FLOOR PLAN:

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION:

- VESTIBULE (1.21M X 1.19M)
- LIVING / DINING ROOM
- DINING ROOM AREA (3.70M X 2.88M)
- UTILITY ROOM (2,12M X 1.68M)
- BEDROOM 1 (5.77M X 4.16M) at widest
- EN-SUITE SHOWER ROOM (3.17M X 1.37M) at widest
- BATHROOM (2.44M X 2.05M) at widest
- WARDROBE (0.80M X 0.76M)
- HALL (3.87M X 1.23M)
- LIVING ROOM AREA (5.62M X 3.76M)
- KITCHEN (3.22M X 2.92M)
- BOILER CUPBOARD (1.69M X 0.79M)
- WARDROBE (1.54M X 0.60M)
- STORE (0.60M X 0.51M)
- BEDROOM 2 (3.50M X 2.62M)
- GARAGE (5.36M X 2.91M)

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.

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