

Kelso
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SOLICITORS & ESTATE AGENTS

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21 The Orchard, Paxton

TD15 1TL

Guide Price £265,000



21 The Orchard is a most attractive detached dwelling which is located within a quiet residential cul de sac in the desirable small village of Paxton. Set upon a generous corner plot, the property provides very well proportioned family accommodation with a spacious layout; ideally suited to those searching for an easily managed home which is ready to move into. Outside, there are good sized gardens to the front, side and rear whilst a drive and garage ensure there is ample private parking.



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Ground Floor
Vestibule
Hall
Sitting Room
Dining Room
Kitchen
Utility

First Floor
Four Double Bedrooms (2 en-suite)
Study/Fifth Bedroom
Bathroom

Outside
Enclosed gardens to front, side & rear
Garage
Drive



Location

The attractive and very popular village of Paxton lies approximately 5 miles west of Berwick Upon Tweed and boasts an active community life. There is a village hall and a popular and well supported village pub/restaurant. Historic Paxton House with its well tended grounds is within only a short walk of the village. The Orchard is a small development of housing which was built in 2006 with number 21 benefiting from a pleasant corner setting which enjoys an excellent degree of privacy.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

Services:

Mains drainage, water and electricity. Double Glazing. Oil central heating.

EPC:

D

Council Tax Band:

F

Viewing:

Strictly by appointment with the Selling Agent.

Entry:

By mutual agreement. Early entry available.



Interested in this property?
Kelso
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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21 The Orchard, Paxton, TD15 1TL

Approximate Gross Internal Area = 158 sq m / 1701 sq ft

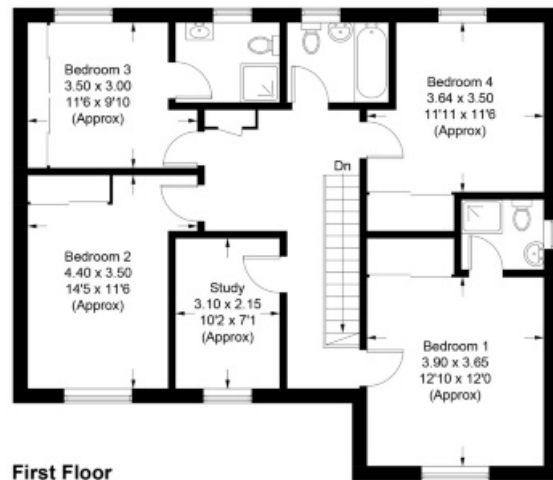
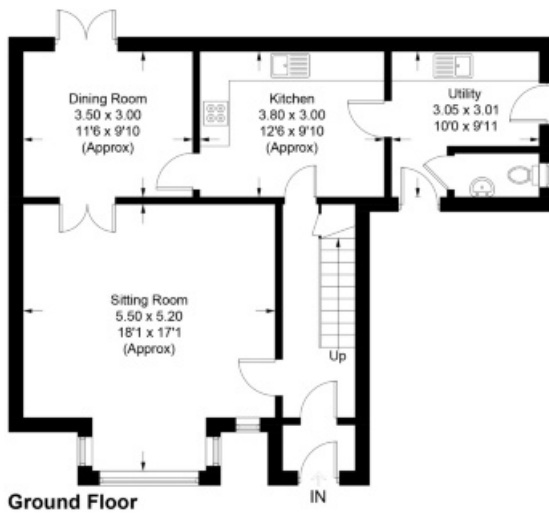


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID628342)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.