



‘POHUTUKAWA’

6 CHEVIOT COURT, KELSO TD5 7LE

A most desirable detached bungalow occupying a quiet corner position of a small cul-de-sac within a popular residential area.





Bright and spacious family sized accommodation comprises:- Vestibule, Entrance Hall, Lounge, Fitted Kitchen with Dining Area, Utility Room, 3 Bedrooms, Bathroom, Conservatory and Integral Garage. There is an extensive garden surrounding the property which includes lawns, patio area and a large driveway for private parking.

VESTIBULE:

A hardwood door with glass side panel at the front opens into a vestibule with cupboard containing electric meters. 1 double power point. Burglar alarm system. Coving. An inner glass panelled door leads into the hallway. Fitted carpet.



ENTRANCE HALL: 18'01" x 7'06" (at widest)

L-shaped and giving access to all rooms. Shelved storage cupboard. C/h radiator. Smoke alarm. 1 single power point. Coving. Hatch to floored attic space with loft ladder. Fitted carpet.

LOUNGE: 14'04" x 11'08"

A bright room with window to front and vertical blinds. Feature fireplace with mahogany mantel. C/h radiator. TV aerial. 3 double and 2 single power points. Coving. Attractive centre ceiling light fitting with dimmer control. 6 glass panelled door to hall. Fitted carpet.



KITCHEN/DINING AREA:

KITCHEN: 10'09" x 9'06"

Spacious fitted kitchen with window to rear overlooking the garden and venetian blinds. Excellent range of fitted base and wall units with contrasting worktops, tiling between and display unit. Stainless steel sink unit with drainer. Electric cooker point and extractor hood. Plumbed for dishwasher. 3 double and 1 single power points. Concealed downlighters. Coving. Wood effect vinyl flooring.

DINING AREA: 10'09" x 7'07"

With patio doors leading to conservatory and rear garden. Vertical blinds. C/h radiator. Telephone point. 1 double and 1 single power points. Coving. Attractive centre ceiling light fitting. Fitted carpet.

UTILITY ROOM: 8' x 7'11"

With window to rear overlooking the garden and venetian blind. Stainless steel sink unit with drainer. Plumbed for washing machine. Traditional clothes pulley. C/h controls. 2 single power points. Timber door to rear garden. Carpet tiled flooring. Door leading to garage.



CONSERVATORY:

Patio doors opening from the dining area lead into a bright conservatory with windows on all sides and vertical blinds. Ceramic tiled effect vinyl flooring. Glazed door leading to rear garden.

MASTER BEDROOM: 10'09" x 10'09"

Bright double bedroom with window to rear overlooking the garden. 2 double fitted wardrobes with shelving and hanging rails. Coving. 1 double and 2 single power points. Telephone point. C/h radiator. Fitted carpet.

BEDROOM 2: 9'07" x 9'02"

Bright double bedroom with window to front and vertical blinds. Fitted wardrobe with hanging rail and shelving. Coving. 1 double and 2 single power points. C/h radiator. Fitted carpet.

BEDROOM 3: 9'03" x 8'09"

With window to front and vertical blinds. Fitted wardrobe with hanging rail and shelving. Coving. 2 double power points. C/h radiator. Fitted carpet.

BATHROOM: 10'09" x 5'07"

Bright bathroom with frosted glass window to rear. White WC and pedestal wash hand basin with tiled splashback and mirror above. Bath with electric shower, glass shower screen and contrasting tiling. C/h radiator. Shelved linen cupboard. Fluorescent lighting. Vinyl flooring.

GARAGE: 17'06" x 8'06"

Located at the front with up and over door, fluorescent lighting, 1 double power point and a range of storage shelving. Integral door leading into the utility room. The c/h boiler which was renewed in December 2019 is located in the garage.

GARDENS:

The property is surrounded by an extensive enclosed private garden which is laid mostly in lawn and has an excellent range of established/mature plants, shrubs and trees providing an abundance of colour.

Wrought iron gates at the front open into a tarred driveway which in turn leads to the garage. The front garden is neatly tended and has a shaped lawn with a range of flower beds, established shrubs and mature plants. A gate at the side opens into a fully enclosed and private rear garden which is laid mostly in lawn and has an excellent range of established/mature plants, shrubs and trees providing an abundance of colour. There is also a patio area from where to sit and enjoy the summer sunshine.

Garden shed and greenhouse.

GENERAL:

6 Cheviot Court is a desirable detached bungalow situated in a quiet residential area. Whilst in need of some cosmetic upgrading, the property has the benefit of gas central heating and double glazing.

All fitted carpets and flooring are included in the sale along with the curtains, blinds, light fittings and white goods.





SERVICES:

Mains water, drainage, gas and electricity are connected.

BURDENS:

Council Tax – Band E EPC Rating – D65

VIEWING:

Strictly by appointment through the selling agents.

ENTRY:

Entry is by negotiation.



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. gas and electric installations and appliances in the house have not been checked by the selling agents.



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