



‘TARLAND’, 1 EDEN PARK

EDNAM, KELSO TD5 7RG

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A most desirable detached chalet villa situated in the popular village of Ednam and enjoying a lovely open view. Deceptively spacious, versatile and well appointed family sized accommodation, presented in good order, comprises:- Vestibule, Entrance Hall, Cloakroom, Sittingroom/Bedroom 4, Dining Kitchen, Utility Room, Lounge, Dining Room, Study/Office/Bedroom 5, Master Bedroom with Dressing Room and en-suite Shower Room, 2 Further Double Bedrooms, Family Bathroom, Conservatory and Double Integral Garage. A well maintained private and enclosed garden surrounds the property, laid mostly in lawn and with a range of established flower beds, shrubs, hedges and colourful trees as well as a gravelled driveway at the front. The property benefits from gas central heating, full double glazing and is being offered for sale with all fitted carpets, floor coverings, curtains, blinds and light fittings.

VESTIBULE

A hardwood door with glass side panels opens into a vestibule with tiled flooring and a small cupboard containing electric meters. Coat hooks. An inner glass door with glazed side panels leads to an extremely spacious hall.

HALL: 5.94m x 3.29m

Steps lead up to an extremely spacious hall giving access to all rooms on ground floor. Shelved storage cupboard with coat hooks. C/h radiator. Telephone point. 2 double power point. Fitted carpet. Attractive staircase with open balustrade leads to upper floor.

CLOAKROOM: 1.84m x 1m

With frosted glass window to front. Pale pink WC and wash hand basin with tiled splashback. C/h radiator. Fitted carpet.

SITTINGROOM: 4.33m x 3.97m

A bright sitting room with windows and front and side overlooking the garden. TV aerial. Telephone point. 3 double power points. Fitted carpet. This room has the potential to be used as a further bedroom if required.

STUDY/OFFICE: 3.90m x 2.81m

With window to side overlooking the garden. C/h radiator. Telephone point. 2 double power points. Fitted carpet. This room has the potential to be used as a further bedroom if required.

KITCHEN: 4.36m x 3.47m

Bright fitted dining kitchen with window to side. Stainless steel sink unit with mixer tap and drainer. Excellent range of mid oak fitted base and wall units with contrasting worktops and tiling between. Glass and corner display units. Integrated dishwasher. Electric cooker point and extractor hood. C/h radiator. 4 double and 1 single power points. Spot lighting. Fluorescent lighting. Fitted carpet tiles. Door to rear hall.

REAR HALL:

With storage cupboard containing hot water tank. Door to integral double garage.

UTILITY ROOM: 5.35m x 2.19m

With window to side. Stainless steel sink unit with drainer and mixer tap. Range of base and wall units with contrasting tiling between and natural wood worktops. 1 double and 2 single power points. Plumbed for washing machine and tumble dryer. Traditional clothes pulley. C/h radiator. Door to rear garden. Fitted carpet tiles.

LOUNGE / DINING ROOM:

Located at the rear of the property is an open plan lounge/dining room with feature rustic brick wall.

LOUNGE: 7.30m x 4.19m

An extremely spacious room with steps down from the inner hall, patio doors to the conservatory and windows to side and rear. Feature rustic brick fireplace with extended marble hearth, coal effect gas fire and display area to the side. 2 c/h radiators. TV aerial. 4 double power points. Coving. Fitted carpet. Steps up to dining area.

DINING ROOM: 4.26m x 3.12m

With steps up from the lounge and a large window to the rear overlooking the garden. C/h radiator. 2 double power points. Coving. Fitted carpet.

CONSERVATORY: 4.19m x 3.23m

An attractive conservatory is situated at the rear and accessed via patio doors from the lounge. Wall lights, power points, a traditional tiled floor and glass door out to the garden.

UPPER FLOOR:

Reached by an attractive staircase from the hall with open oak balustrade and fitted carpet.

LANDING: 8.57m x 2.83m (at widest)

A spacious L-shaped landing with open balustrade gives access to all rooms on the upper floor. Velux window to front with deep display sill. Large walk-in shelved linen cupboard. 1 double and 1 single power points. C/h radiator. Hatch to partly floored attic space. Fitted carpet.

MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM:**BEDROOM: 4.96m x 3.82m**

Bright and spacious master bedroom with large window to rear giving a lovely open view. Range of fitted wardrobes with hanging rails, shelving and mirror doors. C/h radiator. 3 double power points. Arch through to

DRESSING ROOM: 3.03m x 1.82m

Bright dressing room with velux window to side. Range of fitted wardrobes with hanging rails, shelving and mirror doors. C/h radiator. 2 double power points. Fitted carpet.



EN-SUITE SHOWER ROOM: 2.49m x 1.87m

With velux window to side. Pale grey suite comprising WC, pedestal wash hand basin with mirror above, bidet and separate fully tiled shower cubicle with electric shower. Shaver point. C/h radiator.

BEDROOM 2: 4.26m x 3.37m

Bright and spacious double bedroom with window to side giving a lovely open view. Fitted wardrobe with hanging rail, shelving and mirror doors. 2 double power points. C/h radiator. Fitted carpet.

BEDROOM 3: 5.33m x 3.67m

Attractive double bedroom with 2 velux windows to the front giving a lovely open view and deep display area. Fitted wardrobe with hanging rails, shelving and mirror doors. 3 double power points. C/h radiator. Fitted carpet.

BATHROOM: 2.70m x 2.31m

With velux window to side. Pale green suite comprising WC and pedestal wash hand basin with tiling, shaver point and mirror above. Double glass shower cubicle with electric stainless steel shower. Display shelving. Fitted carpet and vinyl flooring.

GARDENS:

The property is surrounded by an extensive enclosed and well maintained private garden laid mostly in lawn with colourful borders, trees, established shrubs and hedges. There is also a greenhouse, garden shed and a gravelled driveway for private parking.

GARAGE:

An integral double garage with up and over doors, concrete floor, power points, lighting and storage shelving. Steps lead to the utility room. The Worcester combi boiler and controls are located in the garage.

GENERAL:

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

SERVICES:

Mains water, drainage, gas and electricity are connected.

BURDENS:

Council Tax – Band F EPC rating – C

VIEWING:

Strictly by appointment with 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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