



VEDRICK, 13 CYPRESS GROVE

JEDBURGH TD8 6LE

A delightful semi-detached bungalow occupying a corner plot in a quiet cul-de-sac within a most desirable residential area.



Extremely bright and well proportioned accommodation, with the potential to extend if required, comprises:- Entrance Hall, Utility Room with WC, Fitted Kitchen, Livingroom with Dining Area, 2 Double Bedrooms and Spacious Shower Room. A detached garage is located at the side with driveway for private parking and there is an established but easily managed garden to the front, side and rear with pond, greenhouse, garden shed and patio areas. The property benefits from gas central heating and is fully double glazed.

ACCOMMODATION

VESTIBULE

An attractive double glazed door opens into a pine panelled vestibule with inner glazed door which in turn leads to:-

HALL

A bright hallway gives access to all rooms. A large partly shelved storage cupboard with pine louvred doors contains the hot water tank and c/h boiler. 1 single power point. C/h radiator. Hatch to partially floored attic space reached by a loft ladder. Fitted carpet.

UTILITY ROOM / WC 1.88 m x 1.78m

With frosted glass window to side and pine panelled walls. WC and wash hand basin. C/h radiator. Plumbed for washing machine/dryer. Range of storage shelving with hanging rail. Vinyl flooring.

LIVINGROOM 6.25m x 4.19m

Spacious L-shaped room with a large picture window to front and venetian blinds. Feature fireplace with coal effect electric fire, marble hearth and mahogany surround and mantel. Glazed door to hall. Telephone point. TV aerial. 2 c/h radiators. Ample power points. Fitted carpet.

KITCHEN 3.10m x 2.31m

With window to side overlooking the garden and roller blind. Stainless steel sink unit with drainer and mixer tap. Excellent range of fitted base and wall units with contrasting worktops and tiling. Electric cooker point. C/h radiator. 3 double and 1 single power points. Telephone point. Vinyl flooring.

SHOWER ROOM 3.25m x 2.90m (at widest)

Bright and spacious shower room with window to front and roller blind. White WC, bidet and pedestal wash basin.

Large shower cubicle with 'mira' electric shower and glass sliding door. Extractor fan. Towel rail and range of mobility aids. C/h radiator. Fitted carpet.

BEDROOM 1 3.76m x 2.97m

Bright double bedroom with window to rear and venetian blind. Fitted double wardrobe with white louvred doors, hanging rails and shelving. Attractive wall lighting. C/h radiator. 3 double power points. Fitted carpet.

BEDROOM 2 3.53m x 2.74m

Bright double bedroom with window to rear. Range of fitted wardrobes with pine louvred doors, shelving and hanging rails. C/h radiator. 2 double power points. Fitted carpet.

GARAGE

A detached garage with driveway for private parking is located to the side of the property and has an up and over door, power points, lighting, workbench and a window. There is also a timber door with glass panel at the side leading out to the garden.

GARDENS

There is an established but easily managed garden to the front, side and rear of the property. The front garden is enclosed by a neatly maintained hedge and is laid mostly to lawn with colourful flower beds, borders, small conifers and a pond. The side garden has a paved patio area and greenhouse whilst the rear garden is also laid mostly in lawn with a range of herbaceous borders, shrubs and a garden shed.

FIXTURES & FITTINGS

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 D EPC Rating – D64

VIEWING

Strictly by appointment through the selling agents.

ENTRY:

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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TAITS
Solicitors & Estate Agents

10 The Square • Kelso • TD5 7HJ
T: 01573 224 311
E: info@taits.co.uk

43 High Street • Jedburgh • TD8 6DQ
T: 01835 344 911
E: info@taits.co.uk