



Godrevy House 16 Heronhill Close Hawick TD9 9RA

Guide Price £425,000



## Godrevy House 16 Heronhill Close Hawick TD9 9RA

Built in 2016 by Bentley Developments, this stunning 5 bed villa, is situated in Heronhill Close a semi-rural residential development of similar style properties. Although located on the edge of town, it is within easy walking distance to all local services.

The property itself is accessed via a small dead-end road servicing 2 properties and the development is very tastefully landscaped, with many of the original trees remaining.

The accommodation comprises; Vestibule (with access to double garage) Entrance hallway, WC, Living Room, Dining Room, Dining Kitchen and Utility Room on the ground floor. On the first floor there are Master Bedroom, with En-Suite Shower Room, Guest Bedroom, with En-Suite Shower Room , 3 further bedrooms and a family bathroom (with Shower & Bath. In total around 178 SQM of living space.

Benefitting from GCH (combi-boiler), solid fuel stove and UPVC DG windows, mains drainage & water.

Presented in immaculate order throughout,(the HR has all Cat 1s, which is very rare) with neutral decor and good quality floor coverings, including Karedean flooring in the hallway and kitchen. There is generous storage in the house and more in the double integral garage which has an electric roller shutter door.

Outside there is ample private parking to the front and a good sized garden to the rear , laid mainly to lawn with a variety of mature trees and shrubs. There are several patio areas making the most of the sunshine as it moves around the property.

Godrevy House is a delightful property, set in a very peaceful and safe environment, ideal for a young family or more mature couple looking for space and quiet.

Must be viewed to fully appreciate its situation and charm.



## What we like about this property

Space, Privacy, Modern, Location, Presentation





