

Plot 2
£425,000

Ground Floor:
Total area 167.8 sq m
(1806 sq ft)



4 - Bedroom Steading Conversion

Ground Floor

	Metres	Feet
Kitchen/Dining/Lounge	11.08 x 5.11	36' 4" x 16' 9"
Bedroom 1	3.90 x 3.47	12' 10" x 11' 5"
Bedroom 2	3.16 x 3.36	10' 5" x 11' 0"
Bedroom 3	4.53 x 5.08	14' 10" x 16' 8"
Bedroom 4	3.08 x 3.51	10' 1" x 11' 6"
Bathroom	2.66 x 3.54	8' 8" x 11' 7"
Utility Room	2.08 x 3.05	6' 10" x 10' 0"

Entrance Vestibule

Entered from a quality security locking exterior door with opaque glazed panels, the vestibule has a window to the front and a door to:

Utility Room

10'0" x 6'10" [3.05m x 2.08m] approx.

Fitted with white base units with brush chrome handles and co-ordinating worktops with an inset stainless steel sink with mixer tap and drainer. There is a window to the front and the central heating boiler is located here. Space for washing machine and tumble dryer.

Hall

A doorway leads through to the hallway and directly into the lounge/ dining room/kitchen. There is an L-shaped hallway giving access to the bedroom accommodation which has roof windows and a large built-in storage cupboard. Attractive oak doors, fascia and skirting give access to the accommodation.

Lounge/Dining Room/Kitchen

36'4" x 16'9" [11.08m x 5.11m] approx.

The comfortable lounge area has very large tall window panes enjoying far reaching views and affording great light to this contemporary living space. French doors also open to a flagstone patio and the room has a high ceiling of over 3m and the purchaser will have the choice of a wood burning Contura stove to the standard of that in the show home. The purchaser will have a choice of a quality high specification Thistle kitchen with integrated Siemens appliances tailored to their own requirements.

Bathroom

11'7" x 8'8" [3.54m x 2.66m] approx.

Fitted with quality white high gloss vanity unit incorporating a w.c. with concealed cistern and wash hand basin with vanity unit. There is a bath with mixer tap and separate shower unit with a 1200mm shower unit with mains thermostatic shower with drench and detachable shower heads. There is attractive aqua panelling to the shower area which co-ordinates with splashback and an opaque deep silled window affords natural light. Shaver point.

Bedroom 1 with En Suite

12'10" x 11'5" [3.90m x 3.47m] approx.

With French doors opening to the garden grounds which are laid to grass, this master bedroom has a large walk-in wardrobe. Door to En Suite fitted with a corner shower unit with mains thermostatic shower and aqua panelling. There is a pedestal wash hand basin and w.c. built into white high gloss vanity units and an opaque window affords natural light. Air extractor.

Bedroom 2

11'0" x 10'5" [3.36m x 3.16m] approx.

With a large window to the gardens, this well proportioned bedroom has a ceiling hatch to the loft space. A built-in wardrobe provides storage.

Bedroom 3

16'8" x 14'10" [5.08m x 4.53m] approx.

Well proportioned and with two double aspect roof windows. The built-in wardrobe has mirrored sliding doors and a window overlooks the courtyard.

Bedroom 4

11'6" x 10'1" [3.51m x 3.08m] approx.

Again enjoying a built-in wardrobe with mirrored doors, this bedroom has a window overlooking the front.

Outside

On a corner plot, the exclusive garden grounds have been laid to grass and bordered by a stone dyke and upon entering, there is a flagstone pathway. Three exclusive parking spaces are adjacent to the property, along with a bin store built in larch with a slate roof and the oil tank is adjacent to the boundary wall and easily accessible. From the lounge, French doors open to an exclusive flagstone patio within the courtyard area.

Notes

Oil fired central heating. Quality Thistle windows and external doors. High specification well fitted Thistle kitchens with Siemens integrated appliances. Quality white high gloss vanity units and sanitary wear by Thistle. Quality Oak veneer interior doors. Oak fascia and skirting. Carbon monoxide and mains wired smoke detectors. Ample TV and telephone points. The purchaser will have the choice to tailor all built-in cupboards and wardrobes to their needs with shelving and hanging rail as required. The purchasers will have the choice of wood burning stove similar to the specification of the Contura within the show home. Drainage to a Treatment Tank shared with 8 other properties and a monthly factoring fee of approximately £59.62 exclusive of VAT is payable which includes communal gardening, communal electricity and checks of the Treatment Tank, along with general development maintenance. This provision means there is no sewage charge within the Council Tax fee.

Viewing

Please telephone 01224 706555 or visit www.thistlehomes.co.uk to arrange a viewing.