

DUTHIE WARD



SOLICITORS



24 CLOVA PARK, KINGSWELLS

3 BEDROOM SEMI DETACHED DWELLINGHOUSE WITH INTEGRAL GARAGE

Accommodation: Ground Floor: Vestibule, Lounge, Dining Room, Family Room and Kitchen. First Floor: Hall, Master Bedroom, En-suite Shower Room, two further double Bedrooms and Family Bathroom. Full double glazing and gas central heating. All carpets, most curtains and light fittings and all blinds included. Hob, oven, fridge/freezer, dishwasher, washing machine and tumble dryer also included. Sky satellite dish. Front garden with lockbloc driveway and parking for three cars. Gate and pathway to secluded rear garden with decked patio, lawn and garden shed.

FIXED PRICE £242,000

VIEWING BY ARRANGEMENT

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These particulars are believed to be correct but are not guaranteed and will not form any part of any contract. Purchasers should satisfy themselves as to measurements and other information.

SOLICITORS & ESTATE AGENTS



Quietly positioned in a residential cul-de-sac in an exclusive development of quality homes, this is a well presented and cleverly extended three Bedroom semi detached dwellinghouse with integral Garage in a very pleasant living environment.

The rooms are well proportioned, bright and airy and tastefully decorated and this extended house is ideal for modern family living, the Lounge having Georgian double doors leading to the Dining Room which in turn links to a large and very attractive Family Room and fully fitted Kitchen. The Family Room also has double doors to the secluded rear garden. Upstairs there are three double Bedrooms and family Bathroom and the Master Bedroom has an En-suite Shower Room.

The house is in ready to move into condition. With the exception of the curtains and light fitting in Bedroom 3 all carpets, curtains, blinds and fittings are included and the hob, oven, fridge/freezer, dishwasher, washing machine and tumble dryer are also included.

VESTIBULE: Double glazed front door. Coat rail. Light fitting. Fitted carpet. Matwell. Glazed door to Lounge.

LOUNGE: 13'9 x 10'8 max (4.1m x 3.2m) (Front Left) A well proportioned room with glazed door from Hall, window to front, double, Georgian style doors to Dining Room and stairs to upper floor. Smoke alarm. Ceiling coving. Ceiling light fitting. Telephone point. TV aerial point. Curtains with hold-backs. Horizontal blinds. Double radiator. Wood effect laminate flooring.

DINING ROOM: 9'10 x 8'7 (2.9m x 2.6m) (Mid Left) On semi-open plan with the Family Room and with double, Georgian style doors from Lounge and door to Kitchen. Ample space for good sized table and chairs. Ceiling coving. Ceiling light fitting. Double radiator. Wood effect laminate flooring.

FAMILY ROOM: 18'11 x 9'6 (5.7m x 2.8m) (Rear) This large Family Room is a superb addition to the property and spans the whole width. It is on semi-open plan with the Dining Room and Kitchen and has wide French doors and screen and window to the rear garden. With a further window to side and velux window overhead, this room has excellent natural light. Gas "wood burning" style stove. Natural wood finishes. Six ceiling downlighters. Telephone point. TV aerial point. Full length curtains with hold-backs. Horizontal blinds on all windows. Double radiator. Wood effect laminate flooring. Large hatch to Kitchen.

KITCHEN: 10'2 x 9'5 (3m x 2.8m) (Mid) A well designed, modern Kitchen with door from Dining Room and on semi-open plan with Family Room. Wide sill to open hatchway to Family Room. Fitted units to three walls.

Along rear wall – worktop with stainless steel sink, base units, Zanussi washing machine and Zanussi dishwasher, included.

To side wall – worktop with drawer and cupboard base units and Zanussi tumble dryer, electric cooker with four ring ceramic hob and double oven and range of wall units.



To inner wall – further storage units and Zanussi fridge/freezer, included.

Ceramic tiling between worktops and wall units. Ceiling light fitting. Radiator. Floor vinyl.

Built-in under stair cupboard – large and shelved to either side. Central heating control panel. Good storage space. Floor vinyl.

Carpeted stairway from Lounge to upper floor.

UPPER HALL: Wide Hall with doors to three Bedrooms and Bathroom. Smoke alarm. Ceiling light fitting. Door to built-in airing cupboard with insulated hot water cylinder and slatted shelving. Radiator. Hatch with access ladder to part-floored loft.

MASTER BEDROOM: 15'2 x 9'10 (4.6m x 2.9m) (Rear Left)
A good sized double Bedroom with door from Hall, door to En-suite Shower Room and window to rear. Double built-in wardrobe with fitted shelves, hanging rails and sliding mirror doors. Ceiling light fitting. Roller blind. Radiator. Wood effect laminate flooring.

EN-SUITE SHOWER ROOM: (Mid Rear) Door from Master Bedroom and window to front. Three piece suite including shower tray in built-in tiled enclosure. Ceiling light fitting. "Wave" effect wall mirror. Ceramic wall tiling. Shaver point. Radiator. Floor vinyl.

BEDROOM 2: 11'2 x 10'10 (3.4m x 3.3m) (Front Left)
Another good sized double Bedroom with door from Hall and window to front. Double doors to built-in wardrobe with shelf and hanging rail. Ceiling light fitting. Telephone point. Roller blind. Radiator. Wood effect laminate flooring.





BEDROOM 3: 11'2 x 8'7 (3.4m x 2.6m) (Front Right)
 Another good sized double Bedroom with door from Hall and window to front. Double doors to built-in wardrobe with shelf and hanging rail. Two wall shelves. Radiator. Wood effect laminate flooring.

FAMILY BATHROOM: (Rear Right) With door from Hall, window to rear and white three piece suite comprising stylish w.c., wash-hand basin and bath with shower over bath. Contemporary ceramic wall and floor tiling. Feature mirror above wash-hand basin. "Wave" effect mirror. Ceiling light fitting. Roller blind. Radiator.

OUTSIDE: Front garden locblocked and with parking for three cars.

Path with gate around the left hand side of house to rear garden.

Secluded, enclosed rear garden with lawn and timber decked patio (picnic table included). Timber fencing and original stone dyke along rear boundary. External lights. Garden shed (in rear right corner) included.



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