

LOCHORE GREENHILL, HIGHTAE DG11 1JB



A STUNNING CONTEMPORARY DESIGNED VILLA SITUATED IN BEAUTIFUL RURAL SURROUNDINGS. U.P.V.C DOUBLE GLAZING & OIL CENTRAL HEATING THROUGHOUT. SPACIOUS ACCOMMODATION COMPRISING:- ENTRANCE VESTIBULE. INNER HALLWAY. CLOAKROOM/W.C. LOUNGE. FITTED DINING KITCHEN. INNER HALL. UTILITY ROOM. STAIRS & LANDING. 3 GOOD SIZED BEDROOMS(ONE WITH EN-SUITE) BATHROOM. OUTSIDE:- PARKING AREA TO THE FRONT PROVIDING PARKING FOR A NUMBER OF CARS. LOW MAINTENANCE REAR GARDEN.

PRICE OFFERS OVER £205,000

ACCOMMODATION
ENTRANCE VESTIBULE

(2.33m x 1.34m)

Entered through an attractive part glazed U.P.V.C front door. Coving. Double glazed window to the front elevation. Oak flooring. Radiator. Part glazed inner door through to hall.



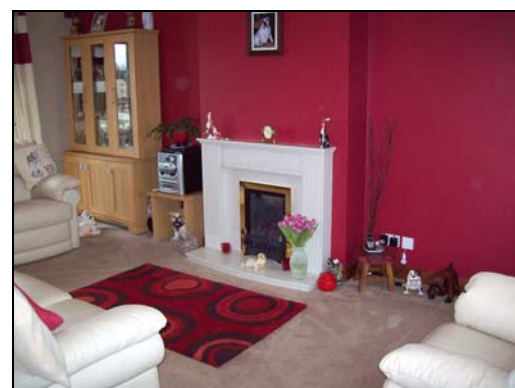
HALL

With doors off to lounge, fitted kitchen & cloakroom. Light fitting. Smoke alarm. Coving. Fitted carpet.

LOUNGE

(6.05m x 3.41m)

A very attractive bright room with double glazed window to the front & double glazed french doors leading out to a rear patio area. Gas coal effect fire set on a marble hearth with contrasting surround. Modern central light fitting. 2 Wall lights. Television point. Telephone point. Coving. Fitted carpet. Radiator. Door through to a inner hallway which gives access to the cloakroom & kitchen.



INNER HALLWAY

Two good sized very useful built-in storage cupboards (one which houses the electricity meter & fusebreaker system). Coving. Thermostat control. Vinyl laminate effect flooring.

UTILITY ROOM

(2.36m x 1.95m)

Base unit with glossy work surface areas. Plumbed for automatic washing machine. Space for tumble dryer. Worcester central heating boiler. Partially tiled walls. Double glazed window to the rear. Venetian blinds. Extractor fan. Vinyl tiled effect flooring. Part glazed U.P.V.C rear door leading out on to the rear patio area.



FITTED DINING KITCHEN

(6.15m x 3.45m)

With a generous supply of contemporary designed wall & base units with complimentary glossy work surface areas. Stainless steel single drainer sink unit with vegetable compartment & chrome mixer taps. Integrated fridge/freezer. Built-in fan-assisted oven, hob & chrome chimney extractor hood above. Modern ceiling spotlighting x 2. Double glazed windows to the front & rear elevations. Wooden plantation blinds. Breakfast bar. Partially tiled walls. Under unit lighting. Lighted display cabinets. Vinyl tiled effect flooring. Radiator.



CLOAKROOM/W.C

(1.68m x 1.26m)

Having a white wash-hand basin & W.C with vanity unit. Extractor fan. Medicine cabinet. Tiled effect laminate flooring.

STAIRS & LANDING

Tongue & groove vaulted ceiling with double glazed velux window. Hatch with ladder attached to insulated attic. Doors off to 3 bedrooms & bathroom. Wooden balustrades. Coving. Smoke alarm. Fitted carpet.

BEDROOM 1 (Master bedroom with en-suite)

(4.50m x 3.15m)

An appealing good sized room with double glazed window overlooking farmland. Generous supply of quality fitted units with vanity area. Mirrored units lead through to the quite cleverly concealed en-suite. Fitted carpet. Radiator.

EN-SUITE

(2.90m x 1.70m)

Comprising of white wash-hand basin & W.C. Corner shower cubicle with Mira Excel shower. Part tiled walls. Shaver point/light. Extractor fan. Double glazed obscured window to the rear. Venetian blinds. Towel rail. Vinyl tiled effect flooring.

BEDROOM 2

(3.25m x 3.05m)

Good range of quality fitted units. This room is currently used as a study. Television point. Telephone point. Double glazed window to the front overlooking farmland. Fitted carpet. Radiator with display shelf above.

BEDROOM 3

(4.00m x 3.35m)

A lovely colourful room with double glazed window to the rear with scenic views over the countryside. Fitted carpet. Radiator. Walk-in wardrobe **(2.47m x 1.86m)** Hanging rail & shelving. Triple spotlights. Fitted carpet. Light.



BATHROOM

(3.05m x 1.55m)

With a quality fitted white suite comprising of curved bath, wash-hand basin & W.C. Chrome single lever taps on wash-hand basin & bath. Fitted units with chrome knobs & glossy work surface areas. Extractor fan. Partially tiled walls. Double glazed obscured window to the front. Roller blind. Light fitting. Vinyl tiled effect flooring. Radiator.

OUTSIDE

There is a useful parking space at the front for a number of cars. Integrated wall lighting. Triple freestanding pendant light post. Circular paved area. Concealed oil-tank. The rear garden provides a blank canvas for the next purchaser & is mostly paved with a raised chipped area. Clothes poles. Outside cold water tap.

HOME REPORT

A Home Report is available on this property. Prospective purchasers can access or obtain a copy. An administration fee may apply. Please contact Harper, Robertson & Shannon for further information.

SERVICES

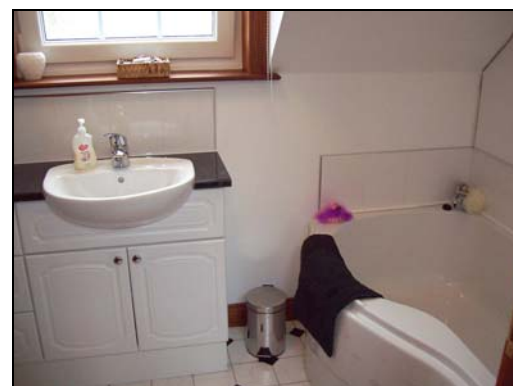
Mains water, electricity & drainage to private septic soakaway. The telephone is subject to the usual B.T. Regulations.

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and they are believe to be correct but are not in themselves to form the basis of any contract. Purchasers should satisfy themselves on the basic facts before a contract is concluded.

VIEWING

By arrangement with the Selling Agents
HARPER, ROBERTSON & SHANNON,
SOLICITORS & ESTATE AGENTS



IEWS FROM REAR GARDEN

Council Tax Band "E".