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**Glenann, Bensmoor Road
Springfield, Gretna, DG16 5FA**

4 Bedroom Detached House

Guide Price £225,000

- Attractive quality built house
- Spacious accommodation throughout
- Underfloor heating throughout the ground floor and mains gas powered radiators upstairs with the exception of the bathroom and en-suite shower room
- Ample power points and mains powered smoke alarms
- Quiet location yet within close proximity of all local amenities
- Frontal views over open countryside
- Ready to move into
- Early viewing is highly recommended

ACCOMMODATION

ENTRANCE HALLWAY

Entered through a composite part glazed front door with obscured glass panels to either side with top window openings. Useful understairs storage cupboard. Two light pendants. Smoke alarm. Coving. Oak flooring. Part glazed doors off to lounge and fitted dining kitchen. Door through to integral garage.

LOUNGE

(6.15m x 3.90m)

Bright dual aspect room with double glazed bay window to the front and double glazed window to the side elevation. Modern electric pebble effect fire. Two central light fittings. Coving. Smoke alarm. Television aerial point. Fitted carpet.

FITTED DINING KITCHEN OPEN PLAN TO DINING AREA

(7.55m x 3.60m) (at widest points)

Generous amount of contemporary wall and base units with soft close attachments and complimentary woodblock effect work surface areas. Stainless steel single drainer sink unit with vegetable compartment and chrome neck mixer taps with flexible pull out spout. Split level breakfast bar. Built-in double oven, 5-ring gas hob with chrome chimney hood extractor. Integrated fridge/freezer and dishwasher. Under unit lighting. Ten inset ceiling spotlights. Coving. Telephone point. Extractor fan. Tiled floor in kitchen. Oak flooring in dining area continuing through to sun room. Double glazed window overlooking the rear garden. Vertical blinds. Double glazed window to the side elevation. Door to utility room.

SUN ROOM

(4.60m x 3.40m)

U.P.V.C. double glazing. Vertical blinds. Television point. Double glazed French doors giving access to the rear patio area and rear garden.

WET ROOM

(2.60m x 1.62m)

White wash-hand basin with single lever chrome mixer taps, vanity unit underneath and W.C. Respatex wall panelled shower cubicle with mains powered shower. Four chrome inset ceiling spotlights. Obscured double glazed window to the rear elevation. Tiled floor. Chrome heated towel rail.

UTILITY ROOM

(2.50m x 2.05m)

Modern wall and base units incorporating a stainless steel single drainer sink unit with chrome mixer taps. Tiled splashbacks. Plumbed for automatic washing machine. Extractor fan. Double glazed window to the rear elevation. Venetian blinds. P.V.C. tongue and groove panelled ceiling.

STAIRS AND LANDING

Inset ceiling sun tunnel allowing natural light to flow through. Smoke alarm. Three inset ceiling spotlights. Useful built-in storage cupboard. Hatch with wooden ladders attached to a spacious floored and insulated attic. Fitted carpet. Doors off to four bedrooms and bathroom.

BEDROOM 1

(4.75m x 3.70m)

Generously proportioned room with double glazed window to the front. Two chrome triple light fittings. Television point. Telephone point. Fitted carpet. Radiator with thermostatic valve. Door through to walk-in dressing area/wardrobe and door through to en-suite shower room.

EN-SUITE SHOWER ROOM

(2.60m x 1.65m)

White wash-hand basin with chrome single lever mixer taps and storage unit below. W.C. Respatex wall boarded shower cubicle with Mira sport shower. Partially tiled walls. Wall mounted display mirror. Double glazed obscured window to the side elevation. Four inset ceiling spotlights. Extractor

fan. Tiled underfloor heating. Chrome heated towel rail with column radiator.

BEDROOM 2

(4.16m x 3.60m)

Double glazed window to the front. Two television points. Two built-in double wardrobes with storage units above. Oak vanity unit. Wall light. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 3

(3.60m x 3.21m)

Double glazed window to the rear. Smoke alarm. Television point. Fitted carpet. Radiator with thermostatic valve.

BEDROOM 4

(3.80m x 3.30m)

Double glazed window to the rear. Built-in contemporary wardrobe with matching vanity unit and drawers. Smoke alarm. Television point. Fitted carpet. Radiator with thermostatic valve.

BATHROOM

(3.07m x 2.45m)

White three piece suite comprising corner bath, wash-hand basin with chrome single lever mixer taps, storage units and dual flush W.C. Respatex wall boarded double shower cubicle with Mira element shower. Partially tiled walls. Extractor fan. Obscured double glazed window to the rear. Shaver point with light. Underfloor tiled heating. Chrome heated towel rail with column radiator.

INTEGRAL GARAGE

(5.00m x 3.42m)

Electric remote controlled door. Ample power points. Power and light supply.

OUTSIDE

The front garden requires low maintenance and is laid out in keyblock paving providing ample parking. Raised stone built flowering borders. Paved pathways. Side gate and paved pathway leading to the rear garden which is laid out in lawn with paved patio area. Flowering borders. Clothes poles. Cold water tap. Double power socket.

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.

NOTES

The details have been carefully prepared by the solicitor acting for the seller of the property and

they are believed 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.

SERVICES

Mains water, electricity, gas and mains drainage. The telephone is subject to the usual B.T. Regulations. Cables have been installed for a security alarm system but are not activated.

VIEWING

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

EPC Rating = C

Council Tax Band "F".