



## **38 Falconer Avenue, Forres, IV36 2PA**



We are delighted to offer this Newly built "Nairn styled" 3 Bedroom Detached House which is presented in excellent order and has quality upgrades throughout.

The property is located within the New Springfield Development to the South of Forres.

Accommodation comprises; Entrance Hallway, Lounge, Open Plan Kitchen/ Dining Area and Sunroom, Utility Room, Cloakroom, Master Double Bedroom with En-Suite Shower Room, 2 further Bedrooms and a Family Bathroom. Integral Garage, Lock Block Driveway, Front and Enclosed Rear Garden, Gas Air Source Central Heating and uPVC Double Glazing.

An Internal Viewing is Strongly Recommended.

EPC Rating Band "C"

### **OFFERS OVER £285,000**

**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

**Entrance Hallway - 6'0" (1.83m) x 10'11" (3.32m)**

Entrance to the property is via a secure front door with a security spy hole and obscure glass panel insert with further glazed window with vertical blinds. Curtain pole and hanging curtain over the front door. 3 bulb pendant light fitting, smoke alarm, carpet to the floor, double power point and double radiator. Control panel for central heating. Glass panel door to the lounge, staircase to the 1<sup>st</sup> floor and secure fire door to the garage.



**Lounge – 16'4" (4.98m) x 11'3" (3.42m)**

Modern living space with a 3-bulb pendant light fitting, TV, BT and various power points, carpet flooring throughout. uPVC double glazed window with vertical blinds, chrome curtain pole and hanging curtains, overlooks the front aspect. Double glass door that lead into the kitchen/family area. Large walk-in cupboard with a separate light fitting, double power point, carpet to the floor and provides access to the fuse box and BT open reach hub. (6'11" x 3'4" extends to 2'10")





**Dining Kitchen – 18'8" (5.69m) x 8'9" (2.66m)**

Beautiful Dining Kitchen finished with modern shaker styled cupboards and base units with a dark grey work top and ceramic tiled brick effect splash back to the walls. Integrated appliances include a fridge/freezer, dishwasher, eye level double oven. 4 ring gas hob with stainless steel chimney style extractor and glass splash back to the wall. Stainless steel 1 ½ sink with mixer tap and drainer. Recessed halogen spotlights to the ceiling, heat detector, various power points, uPVC window with roller blind overlooks the rear garden. The dining area provides a lovely space for a dining table and chairs. pendant light fitting, double radiator and tiled wood effect flooring throughout. Door to the utility room. Open plan to the sunroom.





### **Sunroom – 9'4" (2.84m) x 12'4" (3.76m)**

Fabulous family room with a pendant light fitting, double radiator, BT, TV and various power points. Lovely Wood effect tiled flooring. uPVC double glazed windows with day and night blinds plus further roman blinds overlooks the garden. Large French patio doors with roller blinds and hanging curtains leads out to the patio.



### **Utility Room – 6'5" (1.94m) x 7'10" (2.38m)**

Practical utility room with single base unit with a roll top work surface and upstand. Stainless steel sink with chrome mixer tap and drainer. Integrated washing machine and space for a tumble dryer. Various power points, uPVC window with venetian blinds overlooks the side aspect. Double radiator, pendant light fitting, tiled flooring, carbon monoxide alarm and an extractor fan. Door to the cloakroom, kitchen and secure door with obscure glass to the rear garden.



### **Cloakroom – 6'5" (1.94m) x 4'9" (1.45m)**

Wall mounted sink with chrome mixer tap, large wall mounted mirror, Low level W.C, chrome heated towel rail, 2 recess halogen spotlights, extractor fan, mid height ceramic tiling to the walls which is complimented by a tiled floor and an obscure uPVC double glazed window with roller blind overlooks the side aspect.

### **Staircase & Landing – 14'11" (4.55m) x 3'7" (1.08m)**

Carpeted staircase leads to the 1st floor landing. 3 bulb pendant light fitting, smoke alarm and loft access. Single radiator, double power point and carpet to the floor. Two built-in cupboards, one which houses the mega flow tank, has a pendant light fitting and carpet to the floor. The other has built in shelving for storage. Doors lead to the Bedrooms and Family Bathroom.

### **Master Bedroom with En-Suite Shower Room – 11'3" (3.42m) x 10'9" (3.27m) plus door access**

Double bedroom with single pendant light fitting, carpet to the floor, double radiator, TV, BT and various double points. uPVC double glazed window with day and night blinds plus further roman blind overlooks the front aspect. Built-in double wardrobe which offers part shelf and hanging storage, fronted by mirror sliding doors. Door to the en-suite shower room.



### **En-Suite - 7'2" (2.18m) x 5'4" (1.62m)**

En-suite with a vanity unit which incorporates a low-level W.C with concealed cistern and wash hand basin with chrome mixer tap. Walk-in shower enclosure with mains operated shower, shower tray, glass shower screen doors and tiled walls throughout. Mid height tiling to the remainder walls, wall mounted full size mirror, shaver point, chrome heated towel rail, double radiator, 3 recessed halogen spotlights to the ceiling, extractor fan and tile vinyl flooring. uPVC obscure double-glazed window with a roller blind to the side aspect.



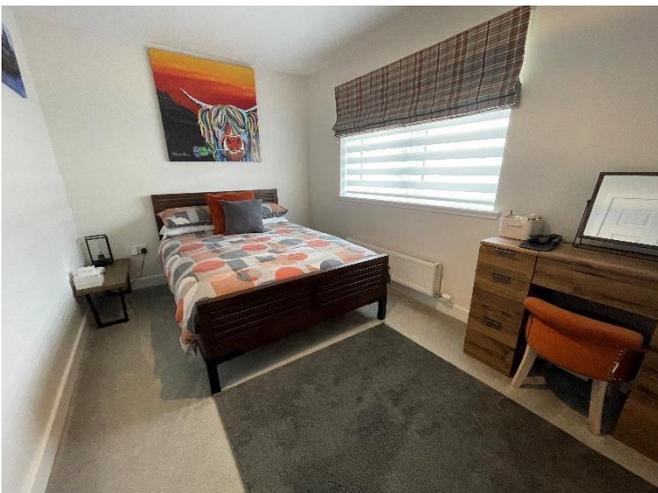
**Bedroom 2 - 9'10" (2.99m) x 16'1" (4.9m) max into dormor window**

Double bedroom with single pendant light fitting, carpet to the floor, double radiator, TV and various power points. Built-in double wardrobe fronted by mirror sliding doors offers part shelf and hanging storage. Dormor styled uPVC double glazed window with day and night roller blind plus further roman blind that overlooks the front aspect.



**Bedroom 3 – 14'5" (4.39m) x 8'6" (2.59m)**

Double bedroom with single pendant light fitting, carpet to the floor, double radiator, TV and various power sockets. Built-in double wardrobe fronted by mirror sliding doors offers part shelf and hanging storage. uPVC double glazed window with day and night blind, plus further roman blind roller blind, overlooks the rear aspect.



### **Family Bathroom – 8'6" (2.59m) x 8'2" (2.49m)**

Modern vanity unit incorporating the wash hand basin with chrome mixer tap and low-level W.C with concealed cistern. Tiled splash back, shelf and large wall mounted mirror. Shaver point. Bath with chrome mixer tap and wall mounted mains shower with retractable glass shower screen and full height tiling to the walls. Mid height tiling to the remainder walls. Chrome heated towel rail, tile effect vinyl to the floor, recessed halogen spotlights to the ceiling and an extractor fan. Obscure uPVC double glazed window with roller blind overlooks the rear aspect.



### **Driveway & Integral Garage – 9'10" (2.99m) x 19'7" (5.96m)**

Loc Block driveway to provide off road car parking for at least 4 vehicles.

The garage has an Up and over door to the front with an integral service door. Pre-lined walls and ceiling, concrete floor with rubber matting. Strip Light fitting and various power points.

### **Front & Rear Garden**

The front of the property is laid to stone chips with a raised timber planter with established shrubs. A loc block pathway leads to the front door where there is an outside light. The wrap around loc block driveway forms the pathway to the side where there is a secure gate providing access to the rear garden. The rear garden is of low maintenance and enclosed within a fence boundary. Located outside the sunroom is the large area to patio which provides a secluded seating area with timber retainers and decorative hedge. Around the perimeter fence are areas to stone chips and at the rear corner is a timber decking with BBQ hut. Outside tap, external double power point and light.





## Ground floor



## First floor



#### Note 1

All floor coverings, light fittings, curtain poles, roller blinds, day and night blinds and integrated appliances are included in the sale.

#### Note 2

The tumble dryer, curtains and roman blinds are not included.

Council Tax Band Currently E

**Important Notice** These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest** - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars** Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Offers** All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION** We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.