



Offers Over £395,000  
6 Hallfields Place



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# Hallfields Place

Kennoway, Leven, KY8 5HH

A FABULOUS EXTENDED EXECUTIVE DETACHED BUNGALOW, set within expansive landscaped gardens, accommodation comprises: Hall, Lounge with feature entertainment wall, kitchen dining room, with integrated appliances, Utility Room, sun room, Master bedroom and Guest bedroom both with en-suites, four further bedrooms (Total six bedrooms) Double garage (presently being used as a gym) AN OUTSTANDING, superbly appointed FAMILY HOME awaits you.





### Hall

Principle access to this fabulous extended family home is through an attractive panelled and patterned leaded glass UPVC external door. A small side window attracts additional natural light. The spacious hall offers access to the lounge, the dining kitchen, the family bathroom and all six bedrooms. Built in cupboard with mirror sliding doors, quality Karandean style flooring extends through the hall. Fresh neutral décor, down lighters to the ceiling.

### Lounge

A superbly appointed public room positioned to the front of the property with large picture frame window formation over looking the landscaped front gardens, the expansive drive and quiet cul de sac. Feature entertainment wall with split face tile back ground, wall bracket and concealed cabling for the largest of flat screen televisions plus additional cupboards and shelving. Tasteful decor. Coving to the ceiling.



### Kitchen Dining Room

The beautiful Karandean style flooring continues through from the hall, the kitchen area boasts an array of modern light beechwood finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset one and a half basin stainless steel sink, drainer and mixer taps, integrated double eye level oven, extended five burner hob with modern glazed and chrome extractor, integrated deep fat fryer. Integrated and concealed dish washer and fridge, space for American style Fridge Freezer, individual tiled splashbacks. A matching breakfast bar forms the divide from the dining area. The kitchen area has tiled flooring as opposed to the Karandean style flooring for the rest of the room. The dining area has space for a good sized dining room and additional free standing furniture. Built in broom cupboard and display cabinet. Feature wall decoration, coving to the ceiling. Double French style doors open into the Sun Room.

### Utility Room

The Utility room is accessed from the kitchen, built in floor storage units, sink, drainer and singular taps, plumbed for automatic washing machine. A hatch in the ceiling access one of the attic spaces. External door exits to the side of the property.

### Sun Room

The Sun Room is formed from a further extension to the rear of the property, presently being utilised as a separate formal dining room, hexagonal effect window formations on all sides plus double external French style doors exit to the beautifully landscaped rear garden. Fabulous bespoke flooring. Lowered ceiling with downlighters.



### Family Bathroom

The Family Bathroom is extensively tiled, three piece suite comprises low flush WC, wash hand basin set into a tasteful vanity, and jacuzzi spa corner bath with side seating and wall mounted "Triton" electric shower with bi folding shower screen. Ladder style heated towel rail. Modern panelled and mirrored ceiling with downlighters. Tiled flooring.

### Master Bedroom

The superior sized Master Bedroom is positioned to the front of the property with window formation over looking the landscaped gardens, Tasteful feature wall decoration, bracket for flat screen television. Further door leads to the Master En-Suite.

### Master En Suite

The Master En Suite is tiled and wet walled throughout, facilities comprise low flush WC, wash hand basin set into a tasteful vanity, foot wash and enclosed curving double shower compartment with German style thermostatically controlled shower that enjoys both hand held and rain drop fitments. Modern contrasting panelled and mirrored ceiling with down lighters. Chrome finished heated towel rail. Tiled flooring.

### Bedroom Two

The second double bedroom, positioned to the front of the property with window formation over looking the landscaped garden and offering views to Kennoway Church and Levenmouth beyond. Two sets of built in wardrobes with mirror sliding doors. Modern neutral decor.



### Bedroom Three

The third bedroom is again positioned to the front of the property with window formation over looking the landscaped gardens. Built in wardrobes with extra wide mirror sliding doors. Bracket for Flat Screen Television. Tasteful decoration.

### Bedroom Four (The Guest Bedroom)

A good sized double bedroom, positioned to the rear of the property with window formation over looking the landscaped rear garden. Bracket for flat screen television. A further internal door leads to the Guest En Suite.

### Guest En-Suite Shower Room

The Guest shower room has three piece suite comprising low flush WC and wash hand basin set into a tasteful vanity unit plus an enclosed and wet walled shower compartment with German style thermostatically controlled shower that includes both raindrop head and hand held shower fitments. Modern panelled and mirrored ceiling with down lighters. Tiled flooring.

### Bedroom Five

The fifth bedroom is again positioned to the rear of the property with window formation over looking the landscaped rear garden. Built in wardrobes extend along one wall. Laminate flooring.

### Bedroom Six

The sixth bedroom is a single positioned to the rear of the property. It is presently being used as a Home Office.



### Double Garage

The double garage has vehicle access from the mono block drive , a pedestrian door leads to the rear garden. Ample space for two family cars with additional space for a work or storage area. Light and Power. The garage is presently being utilised as a gymnasium , the exercise equipment may be available by separate negotiation.

### Gardens

The property is positioned with expansive gardens (Corner Plot) laid to lawns and shrubberies, generous sized patios and seating areas, raised decking and large mono block drive.

### Heating and Glazing

Gas Central Heating. Double Glazing.

### Contact Details

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### SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### MEASUREMENTS

All measurements are approximate.



### APPLIANCES/SERVICES

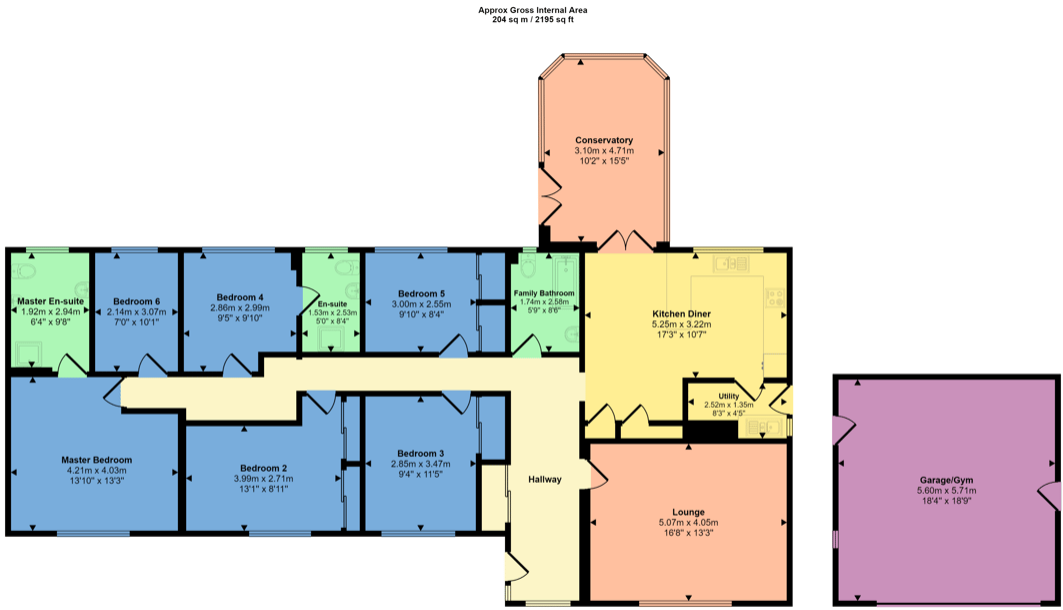
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

### MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

### FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Floorplan  
Approx 172 sq m / 1851 sq ft

Garage/Gym  
Approx 32 sq m / 344 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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