



1 Clark Court

Darvel, KA17 0AL

Offers Over £185,000

GREIG
Residential



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Darvel, KA17 0AL

Perfectly positioned within a popular residential area of Darvel, this modern four bedroom detached villa offers the perfect blend of space, style, and practicality for family living. Boasting an abundant floor plan over two levels with a superb conservatory adding valuable additional living space and enhancing the home's versatile layout complete with fresh neutral tones throughout. Situated on a preferred corner plot providing spacious fully enclosed private garden, ample off street parking and located within ease of access to all local amenities, schooling and transport links, this rarely available home ticks every box and is sure to impress to even the most discerning buyer.





Hallway

2.66m x 4.96m (8' 9" x 16' 3") Access is given to a welcoming entrance hallway boasting modern decor, ceiling coving and fitted carpet. The hallway gives access to the lounge, kitchen, bedroom four, bathroom and a carpeted staircase leads to the upper level.

Lounge

3.60m x 4.96m (11' 10" x 16' 3") Generously proportioned main apartment offering neutral decor, ceiling coving, laminate flooring, double glazed window to the front and double door access to the dining/family room.

Family/Dining Room

3.42m x 3.46m (11' 3" x 11' 4") Spacious second apartment featuring neutral decor, ceiling coving, laminate flooring and a French doors leading to the rear garden. Flexible use room.

Kitchen

3.56m x 4.80m (11' 8" x 15' 9") Fully fitted kitchen complete with ample wall and base storage units, complimentary work surface, plumbing and space for a cooker, dish washer and washing machine, stainless steel sink and drainer, neutral decor, dining table and chairs, ceiling spotlights, vinyl flooring, double glazed window to the rear and a door to the conservatory.

Conservatory

4.12m x 2.90m (13' 6" x 9' 6") Superb conservatory, fully glazed providing open aspects over the rear garden, neutral decor, vinyl flooring and French doors leading to the rear.

Bedroom One

4.64m x 5.96m (15' 3" x 19' 7") The impressive master bedroom is a generous double offering modern decor, fitted carpet, double glazed window to the rear and en-suite.

En-suite

2.06m x 2.36m (6' 9" x 7' 9") Stylish en-suite comprising of a wash hand basin, wc, shower cubicle with electric shower, heated towel rail, ceiling spotlights, neutral decor, tiled in shower, vinyl flooring and a double glazed window to the rear.



BedroomTwo

3.60m x 3.49m (11' 10" x 11' 5") Spacious double bedroom with modern decor, fitted carpet and a double glazed window to the rear.

Bedroom Three

3.60m x 2.36m (11' 10" x 7' 9") Bedroom three is a spacious bedroom boasting modern decor, fitted carpet and a double glazed window to the front.

Bedroom Four

Located on the lower level, a spacious double bedroom offering neutral decor, ceiling coving, laminate flooring and a double glazed window to the front.

Bathroom

2.27m x 3.19m (7' 5" x 10' 6") Completing the accommodation is the family bathroom comprising of a wash hand basin, wc, shower cubicle with mains shower, fully tiled finish, laminate flooring and a double glazed window to the rear.

Externally

Set on a generous corner plot boasting wrap around gardens complete with a spacious lawn area, decked patio perfect for al fresco dining and a large mono blocked driveway providing ample off street parking.

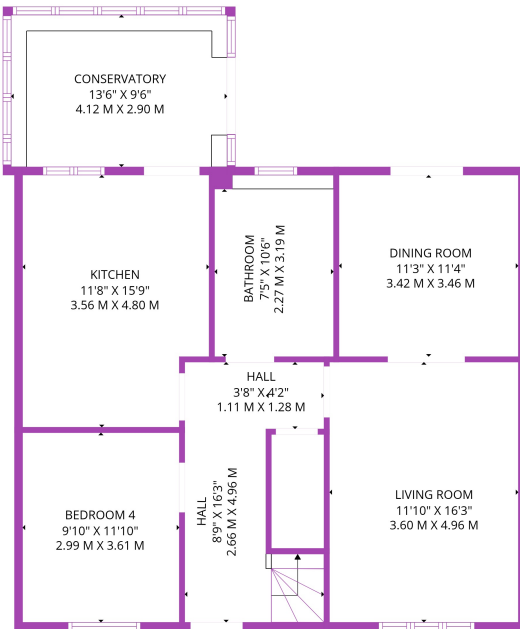
Council Tax Band

Band E

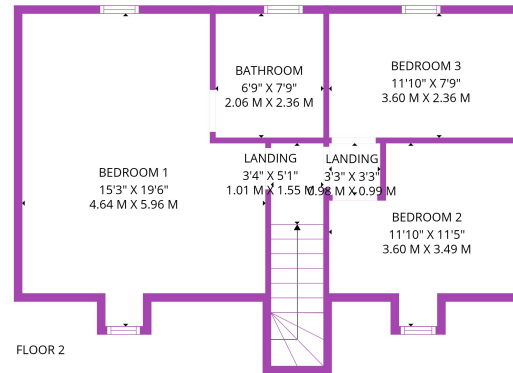
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FLOOR 1



FLOOR 2

TOTAL: 1456 sq. ft, 135 m2

FLOOR 1: 995 sq. ft, 92 m2, FLOOR 2: 461 sq. ft, 43 m2

EXCLUDED AREAS: LOW CEILING: 106 sq. ft, 10 m2, WALLS: 135 sq. ft, 12 m2

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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