



Offers Over £325,000  
37 Fernbank Drive

  
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# Fernbank Drive

Windygates, Leven, KY8 5FD

Located within one of Levenmouth's most sought after developments, this EXECUTIVE DETACHED VILLA boasts wonderful views over fields and woodland. The spacious, superbly presented accommodation comprises : Vestibule, Hall, tastefully appointed lounge, formal dining room, breakfasting kitchen with range cooker and integrated appliances, downstairs cloakroom WC, master bedroom with ensuite shower room, three further excellent sized double bedrooms and family bathroom. Enclosed child friendly garden, expansive drive, integrated garage. A FANTASTIC FAMILY HOME BOASTING THE BEST OF LOCATIONS.







### Entrance Vestibule

Access to this family home is through an attractive panelled and stain glass external door. The Vestibule in turn offers access to the hall. Cupboard allows for storage.

### Hall

The Hall is open plan to the dining room and has internal doors leading to the lounge, breakfasting kitchen and downstairs cloakroom WC. A wide staircase rises to the upper level.

### Lounge

A tastefully appointed public room positioned to the front of the property with triple window formation over looking the front garden, drive and quiet peaceful cul de sac. Georgian style two tiered ceiling with coving and central ceiling light. Attractive feature wall decoration.



### Breakfasting Kitchen

The breakfasting kitchen has been completely remodelled and enjoys an excellent supply of high end floor and wall storage units, drawer units, contrasting wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Tiled splashbacks. Full range cooker (seven separate hobs, hot plate, two ovens and grill) Extended chrome finished extractor. Integrated and concealed fridge, freezer and dishwasher. Ample space for a breakfasting table. Window formation over looks the enclosed rear garden. Further door leads to the Utility Room.

### Utility Room

Accessed from the kitchen. An external door exits to the rear garden. The Utility room storage units match with the kitchens. Wood effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Plumbing for washing machine, space for tumble dryer.

### Dining Room

The second public room is semi open plan to the hall. Large enough for the largest of dining room tables plus additional free standing furniture. Double French style doors open into the enclosed easily maintained rear garden and offer views over fields and woodland.



### Downstairs Cloakroom WC

Handy for the growing family. Facilities comprise low flush WC and corner wall mounted wash hand basin.

## Upper Level

### Stairs and Landing

A wide staircase rises to the upper level. A window formation at the turn of the stairs allows for natural light. The spacious landing offers access to all four bedrooms and the family bathroom. Two cupboards offer great storage

### Master Bedroom

A fabulous over sized double bedroom positioned to the front of the property with double window formation over looking the quiet cul de sac. Extra wide built in wardrobes with mirror sliding doors. Professional feature wall decoration. A further door leads to the ensuite.

### En Suite Shower Room

The Ensuite is tiled to dado rail level. Three piece suite comprises low flush WC, pedestal wash hand basin and enclosed double shower compartment with thermostatically controlled shower. Tiled flooring. Opaque glazed window.



### Bedroom Two

A second excellent sized double bedroom this time located to the rear of the property with window formation over looking the private rear gardens and offering beautiful views over fields and woodland. Built in wardrobes with mirror sliding doors.

### Bedroom Three

A third spacious double bedroom again positioned to the rear of the property with window formation offering these great views over the landscaped rear garden and on over horse fields to wood land beyond. Built in wardrobes with mirror sliding doors.

### Bedroom Four

The fourth bedroom is again an excellent sized double. Window formation offers great views over horse fields to woodland beyond. Built in wardrobes with mirror sliding doors.

### Family Bathroom

The Family Bathroom enjoys four piece suite comprising low flush WC, pedestal wash hand basin, panel bath and separate enclosed and tiled shower compartment with thermostatically controlled shower. The room is tiled to dado rail level. Tiled flooring. Opaque glazed window.





### Garage

The integrated garage has vehicle access from the expansive mono blocked drive. Light and power.

### Gardens

The grounds to the front of the property include an extensive mono blocked drive that leads to the garage and allows parking for up to four of the largest family cars. Additionally there is a large decorative stone chipped area and several mature bushes. The enclosed and very private rear garden borders open fields, laid to lawn with drying green area, extensive superb enclosed patio area. Timber shed and summerhouse.

### 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.

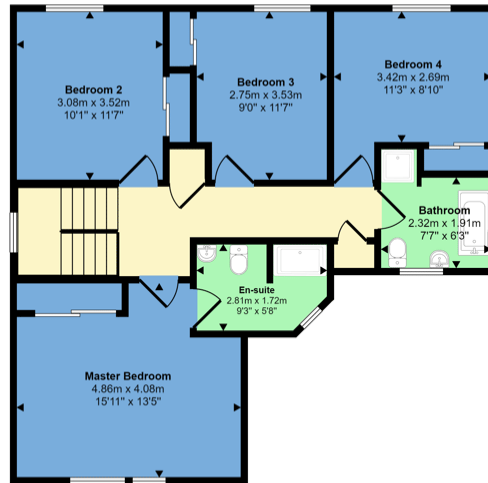
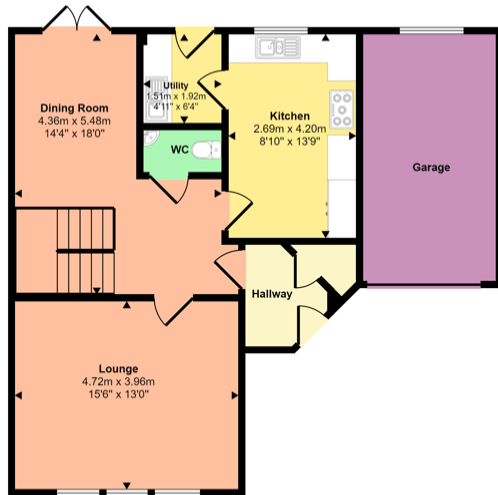
### FREE VALUATION

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.





Approx Gross Internal Area  
153 sq m / 1651 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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