



7 Oakwood Lane

Perceton  
Irvine, KA11 2GS  
P.O.A.

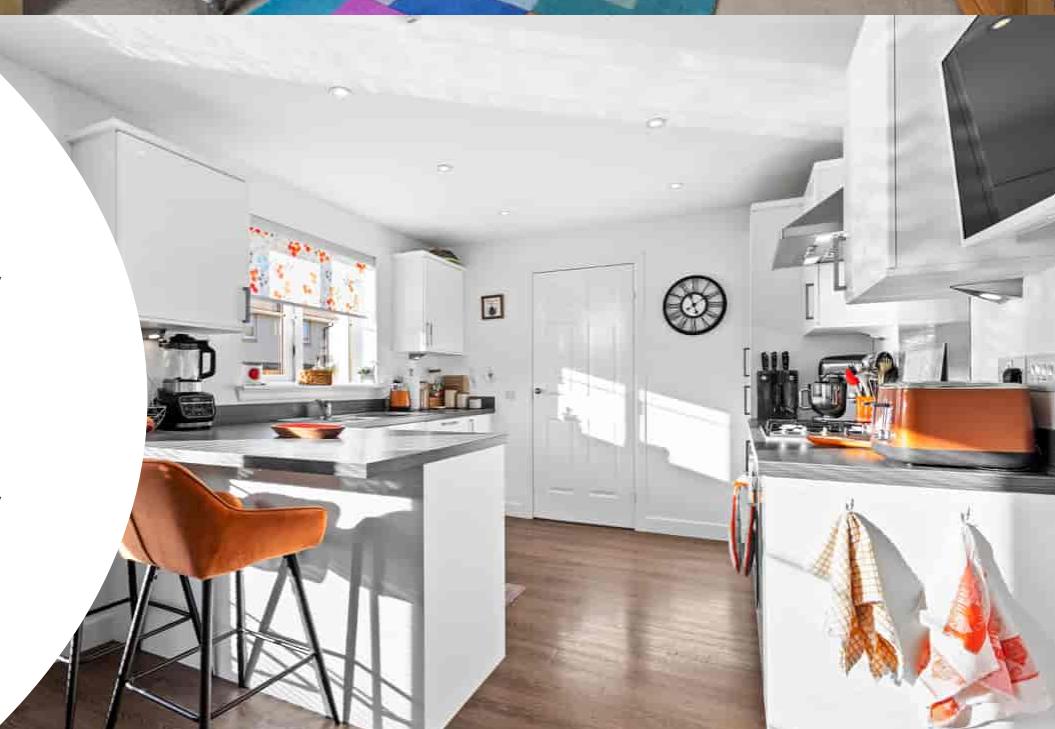
**GREIG**  
*Residential*



# Oakwood Lane

Perceton, Irvine, KA11 2GS

Located within the highly sought after Perceton area on the periphery of Irvine, this impressive four bedroom detached villa is set within a modern residential development and has been meticulously maintained by the current owners. The property benefits from generous private gardens, thoughtfully landscaped for ease of maintenance. Internally, all four bedrooms are well proportioned and benefit from fitted wardrobes, ensuring excellent storage throughout and making this an ideal family home. Further features include a dining-sized kitchen, a practical utility room, master bedroom with en-suite facilities, and an integral garage. Built by the highly regarded Dawn Homes, this well presented villa is the popular Leven house type and truly ticks all the boxes for modern family living.





#### Hallway

2.01m x 1.42m (6' 7" x 4' 8") The welcoming entrance hallway is complete with contemporary decor, laminate flooring and carpeted staircase leading to the upper level. Door access to the lounge.

#### Lounge

5.02m x 3.31m (16' 6" x 10' 10") The formal lounge is a generously proportioned main living apartment offering soft neutral decor, fitted carpet, practical storage cupboard and a double glazed window to the front. Plentiful space for freestanding furniture and double door access to kitchen/diner.

#### Dining Kitchen

5.61m x 3.16m (18' 5" x 10' 4") Modern fully fitted dining sized kitchen offers a range of stylish white gloss wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated appliances including gas hob, oven and fridge/freezer. Crisp white decor, laminate flooring, breakfast bar seating area and ample space for dining furniture. Double glazed window to the rear, door to utility and French doors leading out into the gardens.

#### Utility Room

2.67m x 1.79m (8' 9" x 5' 10") Useful, separate utility room providing additional white gloss storage unit and work surface, stainless steel sink and drainer, plumbing/space for washing machine and tumble dryer. Neutral decor, laminate flooring, double glazed window to the side, door to cloaks/wc and door out into the rear gardens.

#### Cloaks/WC

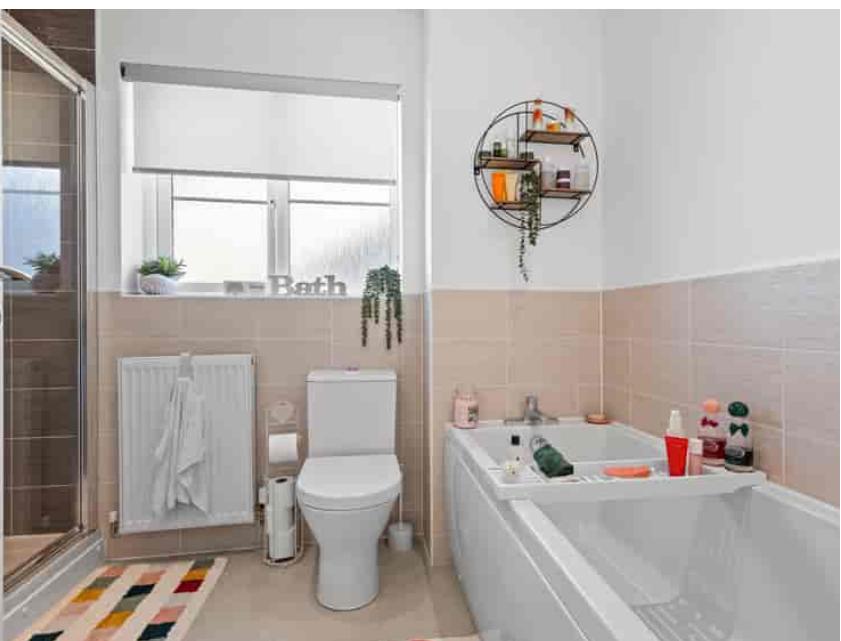
1.79m x 1.43m (5' 10" x 4' 8") Practical two piece cloaks/wc located on the ground floor comprising of a wash hand basin and wc set. Neutral decor with modern tiling to walls, laminate flooring, storage cupboard and double glazed opaque window to the side.

#### Bedroom One

3.70m x 3.30m (12' 2" x 10' 10") On the upper level the master bedroom is a sizeable double offering soft decor, fitted carpet, storage cupboard and double door fitted wardrobe providing ample storage space. Double glazed window to the front and door access to en suite.

#### Master En Suite

2.35m x 1.57m (7' 9" x 5' 2") Three piece master en suite comprising of a wash hand basin, wc and shower cubicle with mains overhead shower. Stylish half height tiling to walls and around shower, tiled flooring, crisp white decor and double glazed opaque window to the side.



#### Bedroom Two

3.34m x 2.33m (10' 11" x 7' 8") The second double bedroom offers tasteful decor with fitted carpet, double door fitted wardrobes and rear facing double glazed window overlooking the gardens.

#### Bedroom Three

3.70m x 3.00m (12' 2" x 9' 10") Bedroom three is a double room with neutral decor, fitted carpet, double door fitted wardrobes and double glazed window to the front.

#### Bedroom Four

2.81m x 2.66m (9' 3" x 8' 9") The fourth bedroom is rear facing with a double glazed window overlooking the gardens, soft decor, fitted carpet and double door fitted wardrobes.

#### Bathroom

2.95m x 1.90m (9' 8" x 6' 3") Completing the accommodation is the four piece family bathroom suite comprising of a wash hand basin, wc, bath and separate shower cubicle with mains overhead shower. Contemporary half height tiling to walls, neutral decor, vinyl flooring and double glazed opaque window to the side.

#### External

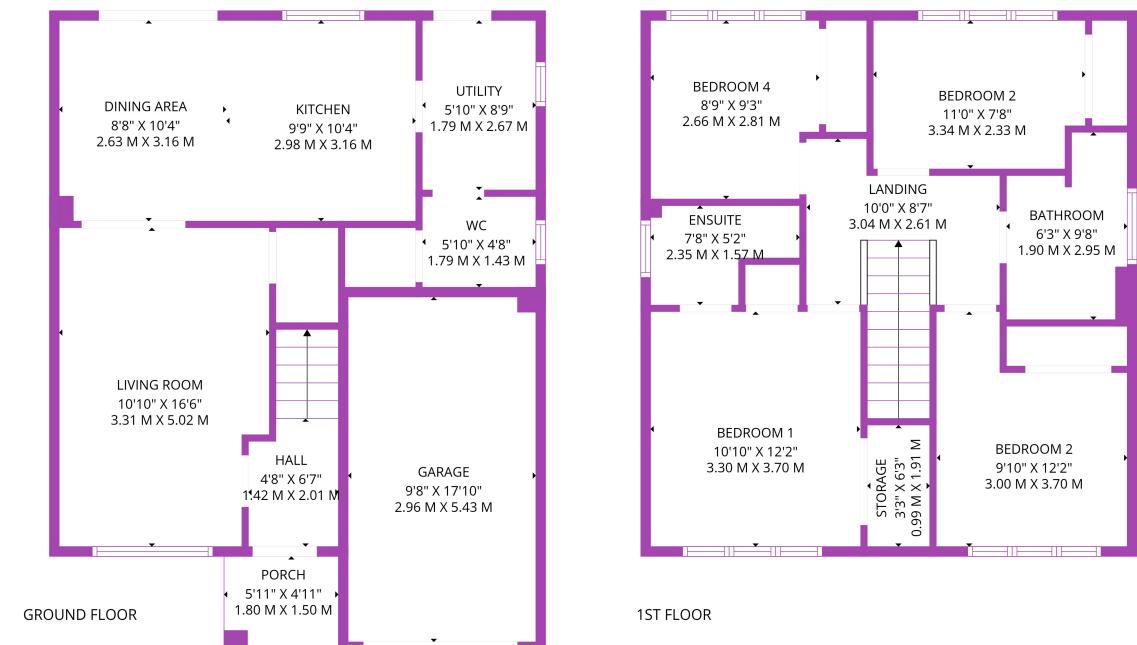
Positioned on a generous plot, this family villa provides private garden grounds to the front and rear which have been landscaped with ease of maintenance in mind. The front gardens are laid to chips with a monobloc driveway providing ample off street parking, leading to the integral garage with up and over door access. The rear gardens comprise of a generous modern paved patio and an artificial lawn, fully enclosed by fencing allowing for a safe and peaceful outdoor family space.

#### Council Tax

Band E

#### Disclaimer

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**TOTAL: 1130 sq. ft, 105 m<sup>2</sup>**  
 Ground floor: 481 sq. ft, 45 m<sup>2</sup>, 1st floor: 649 sq. ft, 60 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 173 sq. ft, 16 m<sup>2</sup>, UTILITY: 51 sq. ft, 5 m<sup>2</sup>, PORCH: 29 sq. ft, 3 m<sup>2</sup>,  
 STORAGE: 20 sq. ft, 2 m<sup>2</sup>, WALLS: 122 sq. ft, 11 m<sup>2</sup>  
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