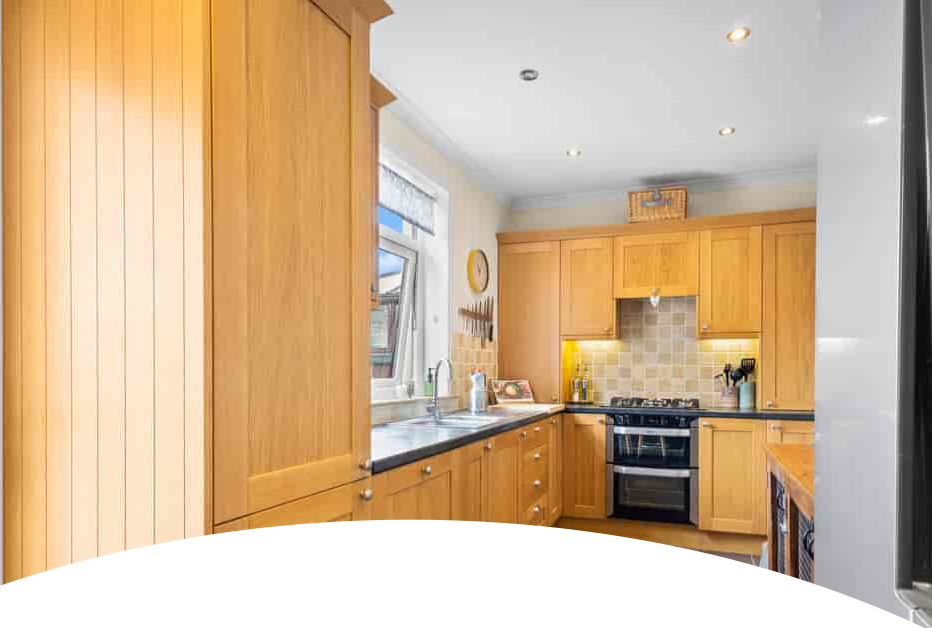




1 Hutchison Drive  
Darvel, KA17 0BL  
P.O.A.

**GREIG**  
*Residential*





# Hutchison Drive

Darvel, KA17 0BL

Located within arguably one of Darvel's most sought after residential areas, this extended four bedroom semi detached villa is the epitome of modern family living. Boasting an abundance of spacious accommodation over three levels with open plan aspects, this substantial villa has been well maintained with contemporary decor and modern fixtures and fittings throughout, every detail has been considered. Set on an generous plot offering spacious landscaped gardens and ample off street parking. Located within ease of access to all local amenities, schooling and transport links, this truly is the perfect example of the ideal family home and is sure to impress even the most discerning of buyers.





### Hallway

3.41m x 1.48m (11' 2" x 4' 10") Access is given via an outer wooden door and welcoming porch to an impressive hallway boasting soft neutral decor and laminate flooring. The hallway provides access via solid oak doors to the wc/cloaks, lounge/dining room, kitchen and a wooden staircase leads to the upper and lower level.

### Lounge

3.97m x 4.43m (13' 0" x 14' 6") Generously proportioned main apartment offering a modern open plan layout to the dining room, stylish decor, ceiling coving, feature gas fire set within a decorative surround, plentiful space for free standing furniture, laminate flooring and double glazed window to the front.

### Dining Room

3.43m x 3.85m (11' 3" x 12' 8") A superb dining room with an open plan layout to the lounge, contemporary decor, laminate flooring and a double glazed window to the front.

### Kitchen

5.26m x 2.49m (17' 3" x 8' 2") Modern dining sized kitchen complete with modern oak base and wall storage units with contrasting black work surface, integrated double oven, five burner gas hob with extractor hood, integrated dish washer, plumbing and space for American style fridge freezer. Stainless steel sink and drainer, neutral decor, plentiful space for dining table and chairs, ceiling spotlights, tiled flooring, double glazed window to the rear and a double glazed opaque door leading to the rear garden.

### WC/Cloaks

1.66m x 0.95m (5' 5" x 3' 1") Practical wc/cloaks comprising of a wash hand basin, wc, contemporary decor, tiled flooring and an opaque window to the rear.

### Lower Hallway

The lower hallway provides access to the family room, large practical storage cupboard with plumbing/space for washing machine and tumble dryer, and utility room.





### Family Room

3.93m x 3.97m (12' 11" x 13' 0") Located within the lower extension this impressive apartment offers fresh neutral decor, ceiling coving, plentiful space for free standing furniture, laminate flooring, a large double glazed window to the rear and double patio doors overlooking and leading to the rear garden.

### Utility Room

0.97m x 2.36m (3' 2" x 7' 9") Practical utility room offering additional work surface space, neutral decor and laminate flooring.

### Bedroom Four

3.93m x 3.94m (12' 11" x 12' 11") Located off the half landing the fourth bedroom is a spacious double bedroom boasting fresh neutral decor, ceiling spotlights, fitted carpet and a double glazed window to the rear.

### Bedroom One

3.96m x 3.60m (13' 0" x 11' 10") The master bedroom is a generous double offering contemporary decor, ceiling coving, fitted carpet and a double glazed window to the front.



### Bedroom Two

3.44m x 3.88m (11' 3" x 12' 9") Spacious double bedroom with modern children's decor, ceiling coving, laminate flooring and a double glazed window to the front with welcoming leafy views.

### Bedroom Three

2.98m x 3.32m (9' 9" x 10' 11") Bedroom three is a generous double complete with contemporary decor, laminate flooring and a double glazed window to the rear with countryside outlooks.

### Bathroom

2.67m x 2.23m (8' 9" x 7' 4") Completing the accommodation is the four piece family bathroom comprising of a wash hand basin and wc combination unit, bath, separate shower cubicle with electric shower, chrome heated towel rail, fitted storage cupboards, soft neutral tiling to walls, vinyl flooring and a double glazed opaque window to rear.





### Externally

This impressive family villa boasts spacious private front and rear gardens. The front garden has a well manicured lawn with a gravel driveway to the side allowing for ample off street parking and leading the timber garage. Whilst the rear garden is fully enclosed and complete with a spacious lawn, drying area and decked patio perfect for al fresco dining and entertaining.

### Council Tax Band

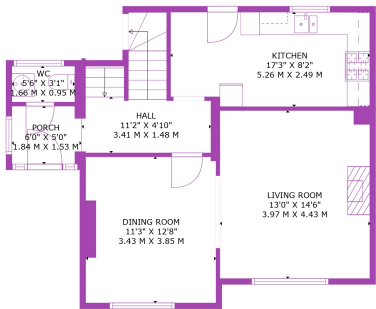
Band B

### Disclaimer

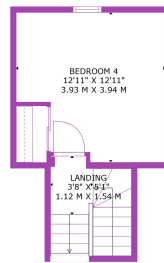
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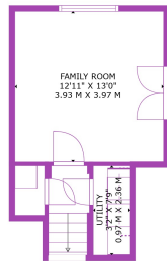
# GREIG *Residential*



FLOOR 2



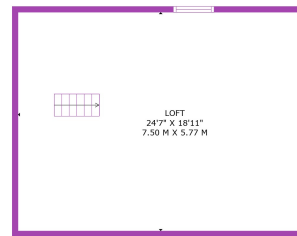
FLOOR 3



FLOOR 1



FLOOR 4



FLOOR 5

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**TOTAL: 1793 sq. ft, 166 m<sup>2</sup>**

BELOW GROUND: 238 sq. ft, 22 m<sup>2</sup>, FLOOR 2: 598 sq. ft, 56 m<sup>2</sup>, FLOOR 3: 154 sq. ft, 14 m<sup>2</sup>, FLOOR 4: 553 sq. ft, 51 m<sup>2</sup>, FLOOR 5: 250 sq. ft, 23 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 31 sq. ft, 3 m<sup>2</sup>, LOW CEILING: 286 sq. ft, 26 m<sup>2</sup>

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



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