



Offers Over £284,500  
5 Gardner Crescent  
Leven, KY8 4FD



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# Gardner Crescent

Leven, KY8 4FD

STUNNING STUNNING STUNNING, To view it is to love it, this fabulous EXTENDED SEMI DETACHED VILLA has been remodelled and upgraded both internally and externally, NO EXPENSE HAS BEEN SPARED, ground floor accommodation comprises: Vestibule, Hall, Superbly appointed lounge, open plan redesigned kitchen dining room with large island, Home Office, Master bedroom and luxury ensuite shower room, Utility and downstairs Cloakroom WC. The upper floor accommodates three further bedrooms and delux family bathroom. The gardens has been wonderfully planned and fabulously finished to include mono block drive for three cars and a simply fabulous outdoor garden room with full bar. VIEWING IS A MUST







### Home Office

Presently being utilised as a Home office, this room offers access to the Master bedroom. Double French doors egress to the beautiful enclosed rear garden. Herring bone finished wood effect flooring.

### Master Bedroom

The master bedroom is positioned on the ground floor to the front of the property with triple window formation over looking the mono block drive and quiet cul de sac. A full range of wardrobes extend along one wall. First class decoration low level bed side lighting. A further door leads to the master ensuite.

### Ensuite Shower Room

Fabulously finished the Master Ensuite is tiled throughout in quality contrasting tiling, three piece suite comprises low flush WC, wall mounted vanity unit with inset wash hand basin and enclosed double shower compartment with drying area and German style thermostatically controlled shower. Ladder style heated towel rail.

### Utility

The Utility is accessed from the hall. Plumbed for automatic washing machine, space for tumble dryer, Low level storage cupboard and additional storage space. Wipe clean work surface. Tiled splash back.

### Downstairs Cloakroom WC

Again superbly finished and beautifully tiled to dado rail level. Facilities comprise low flush WC with concealed cistern and wash hand basin set into a tasteful vanity. Opaque glazed window.

### Entrance Vestibule

Principle access to this stunning family home is through a high end composite external door with opaque glazed inset. The Vestibule enjoys quality oak finished laminate flooring with continue through the major part of the ground floor.

### Hall

The hall offers access to the lounge, downstairs cloakroom WC and Utility. The staircase rises to the upper level. Quality oak finished laminate flooring. Hive central heating control.

### Lounge

A fabulously appointed public room, semi open plan to the kitchen dining room, Window formation looks to the front of the property with an outlook over the mono block drive and quiet cul de sac. The main feature of the room is a superb bespoke feature entertainment wall with display shelving and individual lighting. (The flat screen television may be available subject to price or by separate negotiation) Tasteful professional decor. Quality light oak laminate flooring.

### Kitchen Dining Room

Semi open plan to the lounge, the fantastic remodelled kitchen enjoys an array of storage units, drawer units, fabulous island with multiple storage options, inset sink and induction four burner hob. Side by side integrated "Bosch" conventional fan assisted oven, integrated and concealed fridge and freezer, ample space for a good sized dining table. A split stable style composite external door egresses from the kitchen area to the rear. The Dining are has further French style doors exiting to the raised patio terrace.





## Upper Floor

### Stairs and Landing

A wide staircase rises to the upper level. The landing offers access to three further bedrooms and the family bathroom. Ceiling hatch leads to the attic space. Cupboard allows for storage.

### Bedroom Two

An excellent sized double bedroom, located on the upper floor to the front of the property with window formation over looking the quiet cul de sac. Tasteful professional decoration. Wardrobes extend along the greater part of one wall. Quality laminate flooring.

### Bedroom Three

A further double bedroom this time positioned to the rear with window formation over looking the stunning enclosed gardens. Built in wardrobes extend along one wall. Built in extra wide bespoke bunk beds with block stair. Tasteful decoration.

### Bedroom Four

A spacious single bedroom positioned to the front of the property with window formation over looking the quiet cul de sac. Cupboard allows for storage.

### Family Bathroom

The fabulous remodelled Family Bathroom enjoys split face tiling throughout, Facilities comprise; a superb double ended jacuzzi bath with German style thermostatically controlled shower and bi folding shower screen. Belfast style wash hand basin and low flush WC set into a tasteful vanity WC. Heated towel rail. Opaque glazed window.



### Garden Room

This extremely spacious, superbly appointed Garden Room features a fabulous full sized bar with sink and mixer taps, display shelving and ample space for fridges etc. Surrounding windows and French style doors provide views of the garden. Additional sky light window. The room is panelled to dado rail level with decorative exposed brick upper walls. Wall lighting. Ample space for lounge suite and additional free standing furniture. Bracket for flat screen television. (The fridge and television may be available subject to price or by separate negotiation).

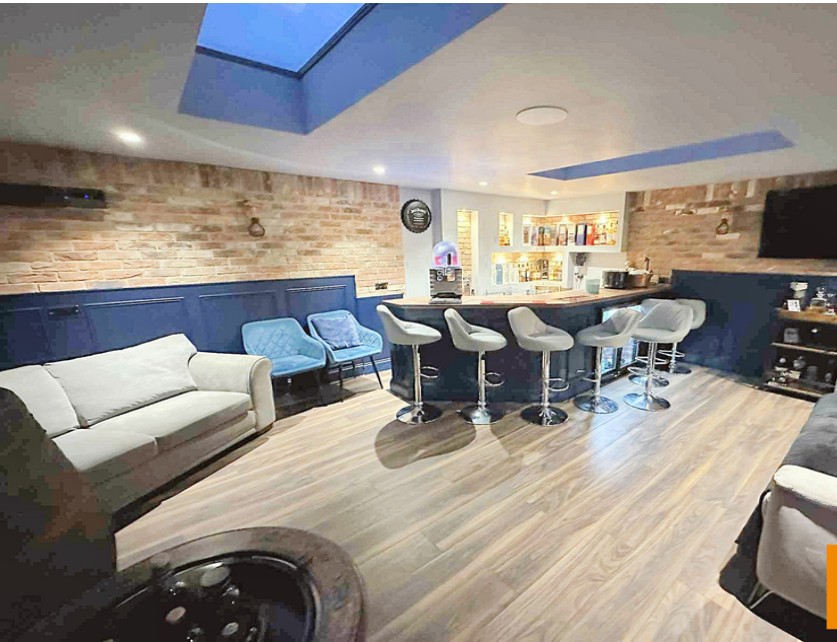
### Garden and Drive

The grounds to the front of the property have been mono blocked and allow easy parking for three large cars. The fabulous rear garden has been completely replanned and designed for both easy maintenance and outside entertainment. comprises raised terraced patio with individual lighting, further split level patios, seating areas, raised floor beds with artificial planting, Decked barbecue area with gazebo, artificial grass lawn, external storage sheds and fabulous external garden room. It should be noted that the side gate is going to be closed off. Wall, gazebo and external garden room lighting.

### Heating and Glazing

Gas Combi Central Heating with Hive control  
Quality 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

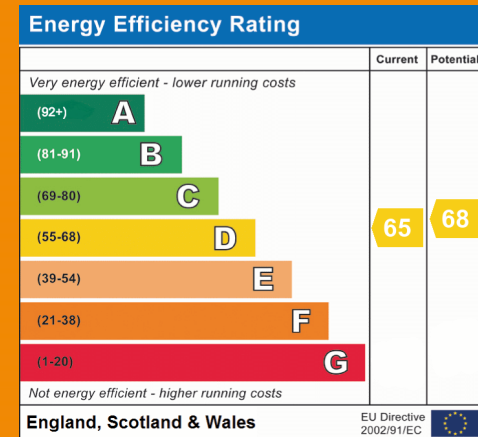
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.







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.



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