



Offers Over £340,000  
10 Fernbank Drive



DELMOR  
01333 421 816  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)





# 10 Fernbank Drive

Windygates, LEVEN, KY8 5FD

A superb EXECUTIVE DETACHED VILLA positioned within a much sought after development and within walking distance of the Primary School and new Railway Station. The family accommodation comprises on the ground floor: Spacious hall, tastefully appointed lounge, fabulous sun room with Swedish style dual fuel burner, kitchen with open plan dining area and downstairs cloakroom WC. The upper floor accommodates the Master Bedroom with dressing room and ensuite shower room, three further double bedrooms and family bathroom with bath and separate shower. Integrated garage. The beautiful landscaped gardens offer a great deal of privacy. Generous sized mono block drive. A FABULOUS FAMILY HOME AWAITs YOU.







### Hall

Access to this superb family home is through an attractive panelled and pattern glazed external door. The spacious hall has internal doors leading to the lounge, kitchen dining room and downstairs WC. A wide staircase rises to the upper level. A deep cupboard offers excellent storage. Fabulous over sized tiled flooring. Fresh neutral decoration.

### Lounge

An extremely spacious and beautifully presented public room positioned to the front of the property with triple window formation over looking the generous sized mono block drive. Modern Georgian style two tiered ceiling with coving. Tasteful feature wall decoration.

### Kitchen Dining Room

Previously two separate rooms now open plan and dual function. Completely remodelled and boasting an excellent supply of light oak finished floor and wall storage units, drawer units, display cabinets, wood trimmed marble effect wipe clean work surfaces with inset sink, drainer and mixer taps. Tiled splash backs. Full range cooker (Rangemaster) with extended chrome finished extractor. Integrated and concealed dishwasher. The open plan dining area is large enough for a good sized table and additional free standing



over sized tiled flooring continues through from the hall. Double window formation looks to the side of the property with further internal windows over looking the Conservatory.

### Utility Room

Accessed from the kitchen the utility room offers floor and wall storage units, plus the work surfaces match the kitchen. Plumbing for automatic washing machine. Wood effect flooring. Internal doors lead to the kitchen and Conservatory. An external door leads to the rear garden.

### Conservatory

The generous sized conservatory is positioned to the rear of the property and has wrap around windows over looking the beautiful enclosed rear garden. Focal point for the room is a fabulous Swedish style dual fuel burner. Pitched ceiling. Internal windows to the Dining area.

### Downstairs Cloakroom WC

Handy for the growing family the downstairs WCs facilities comprise low flush WC and corner pedestal wash hand basin. Opaque glazed window. Tiled flooring.

### Upper Level



### Stairs and Upper Hall

The wide staircase rises to the upper level, a window formation at the turn of the stairs allows for natural light. The spacious upper hall offers access to all four bedrooms and the family bathroom. Cupboard allows for storage. Ceiling hatch accesses the loft space. Fresh decoration.

### Master Bedroom

A fabulous superior sized double bedroom located to the rear of the property with two separate windows over looking the roof tops of Fernhill and Fernbank. Tasteful decoration. Two further internal doors lead to the dressing room and Master Ensuite.

### Dressing Room

The dressing room offers walk in wardrobe facilities with ample hanging rails and shelving. Window formation looks to the side of the property.

### Master Ensuite Shower Room

Beautifully finished and tiled throughout. Facilities comprise low flush WC, pedestal wash hand basin and enclosed double shower compartment with thermostatically controlled shower. Vanity shelving,. Polished ceramic tile flooring.

### Bedroom Two

A second generous sized double bedroom is positioned to the front of the property with window formation over looking Fernbank Avenue. Built in wardrobes with mirror sliding doors.

### Bedroom Three

The third double bedroom is presently being utilised as a home office. Window formation looks to the front of the property. Built in wardrobe with hanging rail and shelf.

### Bedroom Four

The fourth bedroom is again a double, presently being used as a snug sitting room/Study. Double wardrobe with mirror sliding doors. Window formations look to both front and rear maximising natural light.

### Family Bathroom

The family bathroom is again beautifully finished. Four piece suite comprises low flush WC with concealed cistern, wash hand basin, panel bath and enclosed and tiled shower compartment with thermostatically controlled shower. Tiling to dado rail level, vanity shelving, quality porcelain tile flooring . Opaque glazed window.





### Integrated Garage

The garage has vehicle access from the generous sized mono block drive. Large enough for a good sized family car with further work/storage space. Light and power. Pedestrian door exits to the rear garden. The garage also houses the gas combi central heating boiler.

### Gardens

The gardens to the rear are very private and gently sloping, designed for easy maintenance they comprise extensive lawns, shrubberies and flower beds, raised decking seating area. Three separate timber sheds/outhouses. Patio and bin storage area. The front has been converted to form a generous sized mono block drive that allows vehicle access to the garage.

### Heating and Glazing

Gas Central Heating. Double Glazing.

### Contact Details

Delmor Estate Agents  
52 Commercial Road  
Leven  
KY8 4LA  
Tel: 01333 421816  
[www.delmor.co.uk](http://www.delmor.co.uk)  
[leven@delmor.co.uk](mailto:leven@delmor.co.uk)

### 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.

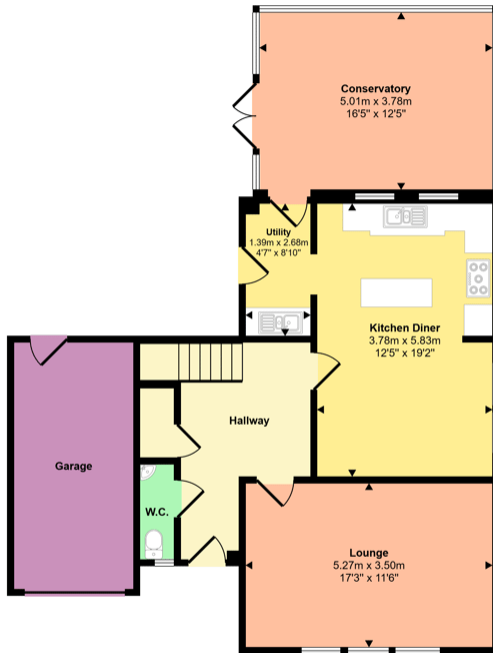
### FREE VALUATION

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.

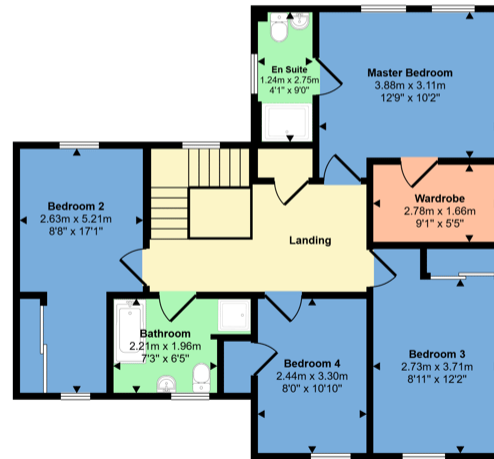




Approx Gross Internal Area  
171 sq m / 1846 sq ft



Ground Floor  
Approx 95 sq m / 1023 sq ft



First Floor  
Approx 76 sq m / 823 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.

52 Commercial Street, Leven, KY8 4LA

01333 421 816

leven@delmor.co.uk