



# 7 Renton Park

Lawthorn  
Irvine, KA11 2EF  
P.O.A.

**GREIG**  
*Residential*



# Renton Park

Lawthorn, Irvine, KA11 2EF

Nestled at the head of an exclusive, quaint cul de sac boasting open greenery/leafy outlooks to the front and an enviable wraparound corner plot is this impressive five bedroom modern detached villa. Located within the highly sought after area of Lawthorn in Irvine and presented to a exacting standard throughout with high specification fixtures and fittings, an abundance of storage space and versatile accommodation over two levels, this is an excellent family home. This rarely available style of home further benefits from an integral double garage with internal access, master en suite and striking 'L' shaped open plan kitchen/diner.





### Hallway

2.54m x 2.13m (8' 4" x 7' 0") With access via the outer UPVC door, the welcoming entrance hallway provides door access to lower apartments including lounge, kitchen/diner and bedroom five with neutral decor, laminate flooring and carpeted staircase to the upper level.

### Formal Lounge

5.94m x 3.80m (19' 6" x 12' 6") The formal lounge is a generously proportioned main apartment with soft neutral decor and laminate flooring, feature electric fire within a decorative wood surround. Double glazed bay window to the front and French doors leading to the kitchen/diner. Ample space for a range of living furniture.



### Kitchen/Diner

6.77m x 7.53m (22' 3" x 24' 8") The impressive fitted kitchen boasting a stunning 'L' shaped open plan layout to dining area offers a great range of modern white gloss handle-less wall and base storage units with complimentary marble effect work surfaces, grey composite sink and drainer, integrated appliances including induction hob, double oven, microwave and dishwasher. Plumbing/space for American style fridge/freezer, neutral decor, laminate flooring and tiled splashback. Double glazed windows to the side and rear, space for dining table and chairs, double glazed French doors leading out into the rear gardens and door access to the side gardens. An impressive space for entertaining.

### Bedroom Five/Family Room

3.59m x 2.58m (11' 9" x 8' 6") Conveniently positioned on the ground floor, this generous bedroom is a versatile apartment which could lend itself to a multitude of uses, currently utilised as a sitting room. Complete with stylish modern decor, laminate flooring, double glazed window to the side and door access to integral double garage.



### Cloaks/WC

1.56m x 1.35m (5' 1" x 4' 5") Practical two piece cloaks/wc offering a wash hand basin with vanity storage and wc. Laminate flooring, fresh decor and double glazed opaque window to the side.

### Bedroom One

4.49m x 4.41m (14' 9" x 14' 6") On the upper level the master bedroom is a sizeable double complete with stylish decor, fitted carpet, fitted mirrored door wardrobes providing storage and door access to en suite. Three double glazed windows to the front and plentiful space for freestanding furniture.

### Master En Suite

2.04m x 1.66m (6' 8" x 5' 5") Three piece master en suite shower room comprising of wash hand basin and wc combination unit, double shower cubicle with electric overhead shower. Contemporary wet wall finish around shower, laminate flooring, heated towel rail and double glazed opaque window to the side.

### Bedroom Two

5.07m x 3.04m (16' 8" x 10' 0") The second double bedroom is front facing with a double glazed window, fitted carpet, contemporary navy/white decor and double mirrored door fitted wardrobes.



### Bedroom Three

2.76m x 2.81m (9' 1" x 9' 3") Bedroom three is a generous double with soft modern decor and fitted carpet, double door fitted wardrobes and double glazed window to the rear overlooking the gardens.

### Bedroom Four

2.63m x 2.59m (8' 8" x 8' 6") The fourth bedroom is complete with crisp white decor, fitted carpet, fitted wardrobes providing storage space and rear facing double glazed window.

### Bathroom

1.99m x 1.76m (6' 6" x 5' 9") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin and wc combination unit, bath with electric overhead shower. Modern wet wall finish to walls, decorative vinyl flooring, heated towel rail and double glazed opaque window to the rear.



### Garage

5.42m x 5.05m (17' 9" x 16' 7") The impressive Integral double garage boasts both up and over electric door access and internal access. Providing ample secure vehicle parking and/or additional storage space, further complemented with sink and drainer, plumbing/space for washing machine and tumble dryer.

### External

Positioned upon a sizeable corner plot, this enviable family home boasts private garden grounds to the front, side and rear. The front gardens are laid to lawn with a monobloc driveway providing plentiful off street parking. The wraparound side/rear gardens comprise of a large lawn and generous 'L' shaped decked patio with side pergola - ideal for al fresco dining and socialising. A range of mature shrubbery and small trees are set within the gardens. The rear gardens are enclosed by fencing allowing a safe and peaceful outdoor family space. Further enhanced by soffit spotlighting.

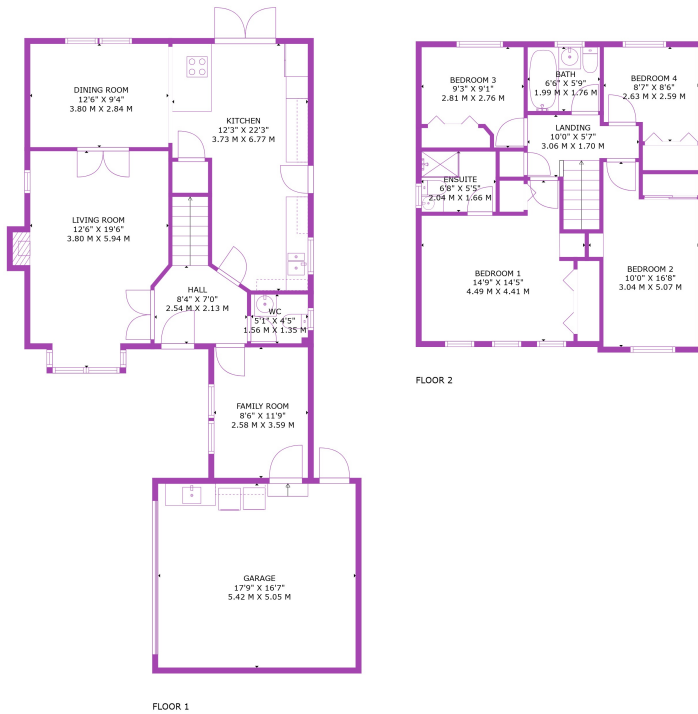
### Council Tax

Band F

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FLOOR 1

FLOOR 2

**TOTAL: 1389 sq. ft, 129 m<sup>2</sup>**  
FLOOR 1: 720 sq. ft, 67 m<sup>2</sup>, FLOOR 2: 669 sq. ft, 62 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 295 sq. ft, 27 m<sup>2</sup>, LOW CEILING: 73 sq. ft, 7 m<sup>2</sup>, FIREPLACE: 6 sq. ft, 1 m<sup>2</sup>  
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