



35 Grassmillees Way  
Mauchline, KA5 6EJ  
Offers Over £240,000

**GREIG**  
*Residential*



# Grassmillees Way

Mauchline, KA5 6EJ

Proudly presenting this impressive three bedroom modern detached bungalow ideally positioned in a quaint cul de sac within a highly regarded area of Mauchline allowing direct access to A76 transport links, amenities and providing idyllic open countryside views directly to the front. Boasting generous flexible accommodation conveniently all on the level which has been lovingly maintained, upgraded and internally extended by the current owners, this family home would appeal to a wide range of purchasers. Further complemented by solar panels, landscaped gardens and driveway, early viewings are advised.





### Hallway

5.86m x 2.16m (19' 3" x 7' 1") With access via the outer UPVC double glazed door, the spacious welcoming entrance hallway is complete with neutral decor, click vinyl flooring, ceiling spotlights and coving. Practical storage cupboard and door access to apartments including lounge, kitchen, bathroom and three bedrooms. Finished to a quality standard with oak veneer doors, skirtings and facings.

### Formal Lounge

5.05m x 4.65m (16' 7" x 15' 3") The well proportioned main living apartment offers contemporary soft decor with ceiling coving and fitted carpet, double door access to kitchen and sitting room. Feature double glazed bay window to the front with modern downlighters and idyllic open countryside outlooks.

### Family Room

4.83m x 2.89m (15' 10" x 9' 6") With access via the formal lounge, the generous sitting/family room offers modern neutral decor, ceiling coving and fitted carpet. Double glazed window to the front and plentiful space for freestanding furniture.



### Dining Kitchen

6.19m x 3.27m (20' 4" x 10' 9") Sizeable dining sized fitted kitchen offering a great range of shaker style wall and base storage units with complimentary work surfaces, stainless steel sink and drainer, integrated oven, gas hob and hood. Tiled flooring and splashback, ceiling spotlights and coving. Double glazed window to the rear, double glazed French doors leading out into the gardens and ample space for dining table and chairs.

### Utility Room

2.89m x 2.41m (9' 6" x 7' 11") Preferred utility room providing additional full length cabinetry storage, plumbing/space for washing machine and dishwasher, neutral decor and click vinyl flooring. Double glazed window to the rear and door allowing access to rear gardens.

### Bedroom One

4.94m x 3.99m (16' 2" x 13' 1") The master bedroom is an excellent double room complete with neutral decor, fitted carpet and a selection of fitted mirrored door wardrobes providing plentiful storage space. Door access to en suite and double glazed window to the rear.



### En Suite Shower Room

2.91m x 1.72m (9' 7" x 5' 8") Three piece master en suite comprising of wash hand basin, wc and mains overhead shower in cubicle. Contemporary tiling to walls and floor, ceiling coving and spotlights.

### Bedroom Two

3.51m x 3.37m (11' 6" x 11' 1") The second double bedroom is front facing with a double glazed window, stylish decor, fitted carpet and fitted mirrored door wardrobes.

### Bedroom Three

2.71m x 2.51m (8' 11" x 8' 3") Bedroom three is a good sized double with soft modern decor, ceiling coving and fitted carpet. Fitted mirrored door wardrobes and front facing double glazed window.

### Bathroom

3.99m x 2.25m (13' 1" x 7' 5") Completing the accommodation is the four piece family bathroom suite comprising of wash hand basin, wc, bath and walk in shower cubicle with mains overhead shower. Modern tile effect wet wall finish to walls, black marble click vinyl flooring and heated towel rail. Neutral decor, ceiling spotlights and double glazed opaque window to the side.

### External

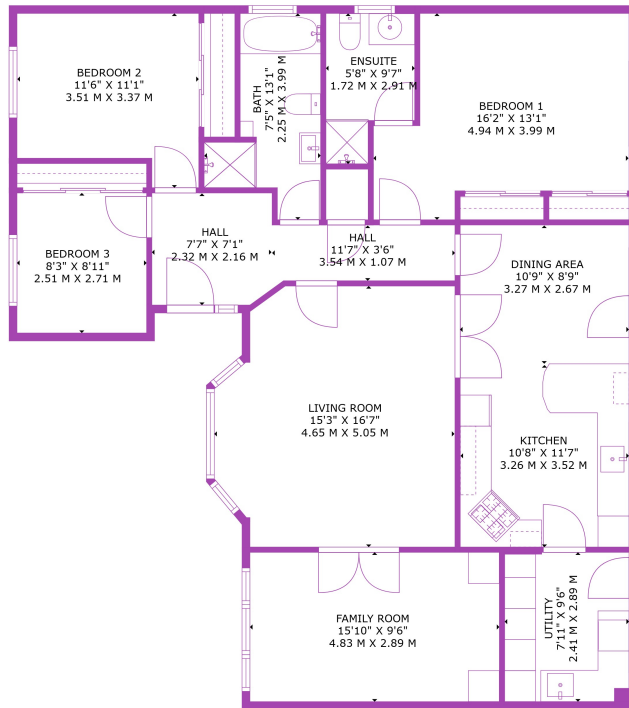
Positioned on a generous plot, this family home boasts private landscaped garden grounds to the front, side and rear. The front garden has a manicured lawn with a spacious chipped driveway providing ample off street parking. The side and rear gardens are complete with a paved patio, manicured lawn and artificial lawn area and chipped pathways. The rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor space. This excellent bungalow is enhanced by solar panels providing energy efficiency.

### Council Tax

Band E

### Disclaimer

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**TOTAL: 1360 sq. ft, 126 m2**  
FLOOR 1: 1360 sq. ft, 126 m2

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

