



10 Fernlea Avenue
Mauchline, KA5 6BX
P.O.A.

GREIG
Residential



Fernlea Avenue

Mauchline, KA5 6BX

Proudly presenting this extended three bedroom modern semi detached villa providing generous flexible accommodation complete with rear conservatory and dining sized kitchen, positioned within a quaint cul se sac location in a popular modern residential area of Mauchline. Having been excellently maintained and upgraded by the current owners, this is a home which will suit a wide range of purchasers. Externally boasting private front & rear gardens and driveway to the side.





Hallway

1.46m x 1.03m (4' 9" x 3' 5") With access via the outer white UPVC door, the welcoming entrance hallway offers laminate flooring and neutral white decor, door access to lounge and carpeted staircase leading to the upper level.

Formal Lounge

4.19m x 4.05m (13' 9" x 13' 3") Generously proportioned main apartment complete with contemporary grey decor and fitted carpet, practical storage cupboard and door access to dining sized kitchen. Double glazed window to the front and plentiful space for freestanding furniture.

Kitchen/Diner

5.13m x 2.30m (16' 10" x 7' 7") Modern dining sized fitted kitchen offering a range of stylish cream gloss wall and base storage units with contrasting oak work surfaces, stainless steel sink and drainer, integrated appliances including oven, induction hob, fridge/freezer and washing machine. Ample space for dining table and chairs, double doors leading into the conservatory.

Conservatory

3.95m x 3.95m (13' 0" x 13' 0") Excellent conservatory to the rear of the house providing additional living space with double glazed windows on three aspects, tasteful white decor and laminate flooring. French doors leading out into the private rear gardens.

Bedroom One

3.29m x 2.99m (10' 10" x 9' 10") On the upper level the master bedroom is a generous double with stylish modern decor, fitted carpet, open storage wardrobe and double glazed window to the front.

Bedroom Two

3.28m x 3.00m (10' 9" x 9' 10") The second double bedroom is rear facing with a double glazed window overlooking the gardens, neutral decor and fitted carpet.

Bedroom Three

2.33m x 2.06m (7' 8" x 6' 9") Bedroom three comprises of fresh white decor and fitted carpet. Double glazed window to the rear.

Bathroom

1.93m x 1.74m (6' 4" x 5' 9") Completing the accommodation is the three piece family bathroom suite comprising of wash hand basin, wc and bath with mains overhead shower. Neutral tiling to walls, vinyl flooring and double glazed opaque window to the front.

External

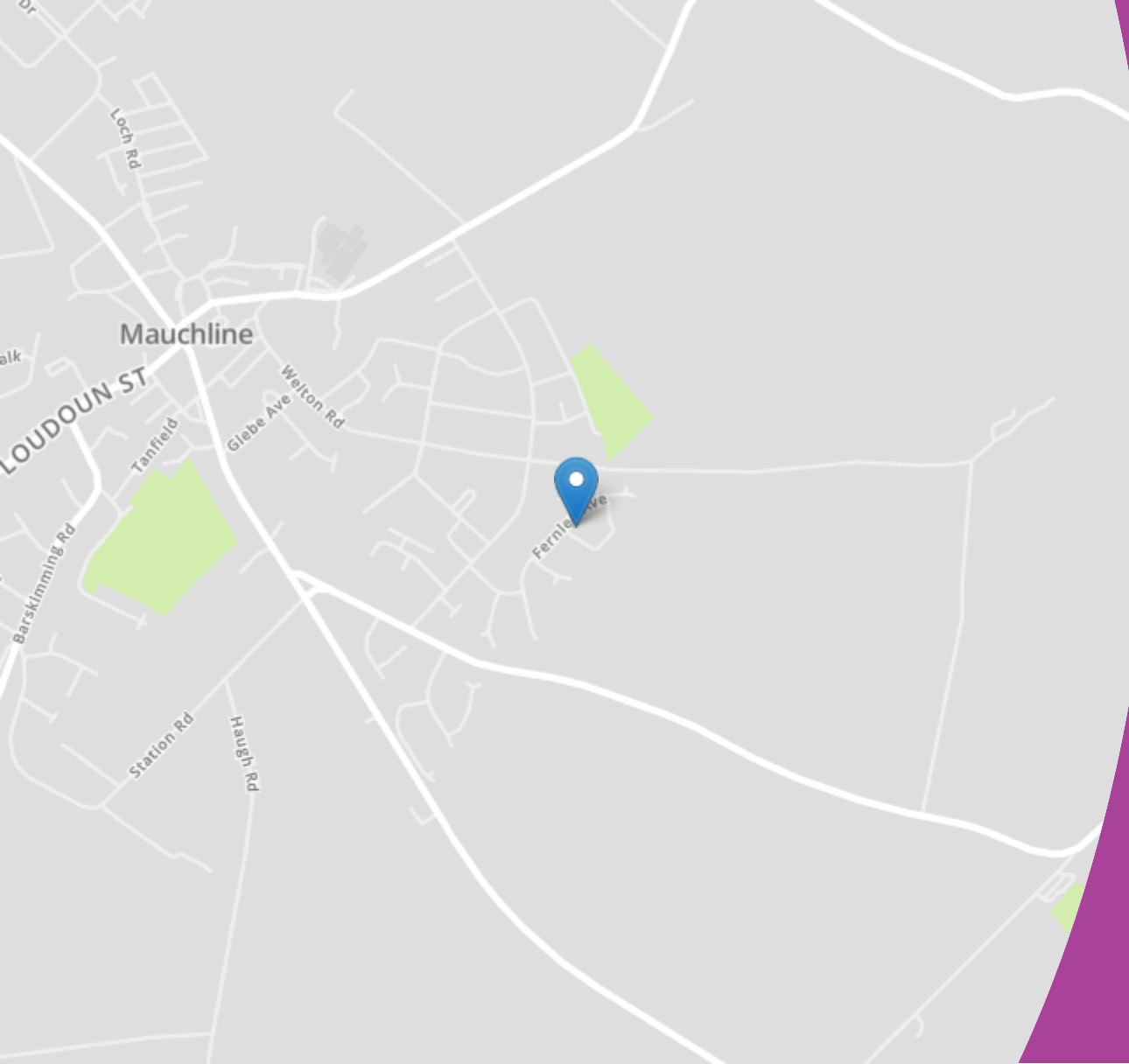
Positioned on a generous sized plot, this family villa boasts generous gardens grounds to the front and rear with driveway to the side providing ample off street parking. The front gardens are laid to lawn and the rear gardens are landscaped with ease of maintenance in mind mostly laid with chips with paved patio area to the side. Enclosed by fencing allowing for a safe and peaceful outdoor family space.

Council Tax

Band D

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