



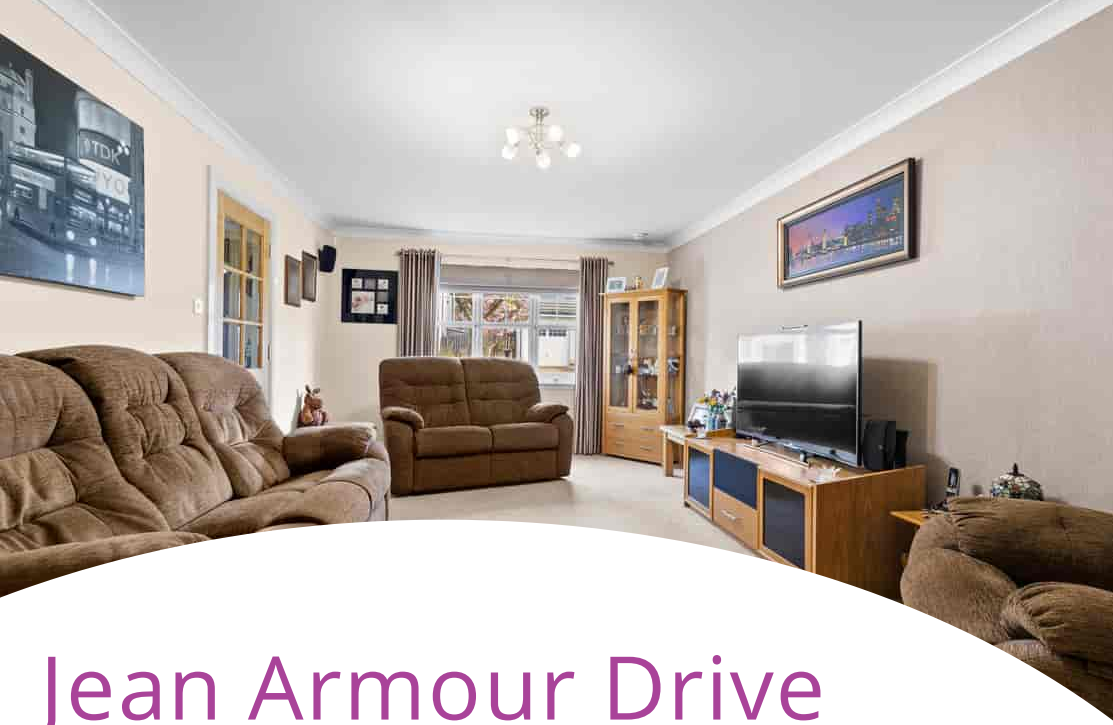
20 Jean Armour Drive

Annandale

Kilmarnock, KA1 2SD  
P.O.A.

**GREIG**  
*Residential*





# Jean Armour Drive

Annandale, Kilmarnock, KA1 2SD

The epitome of modern day family living, this opulent, extended four bedroom detached villa ticks all the boxes internally and externally boasting a wealth of upgraded features throughout having been lovingly maintained. Constructed by the esteemed builder, Charles Church, within the highly regarded Moorfield estate, this villa falls within sought after school catchment, with immediate neighbouring open outlooks to the rear over Annanhill Golf Course. Positioned on an enviable sized plot with generous accommodation internally providing flexible living space including open plan dining/kitchen, sun room to the rear, two en suites & integral garage with internal door access.





### Porch

1.71m x 1.07m (5' 7" x 3' 6") With access via the outer UPVC double glazed door, the practical entrance porch provides access to the hallway via the internal composite door.

### Hallway

3.89m x 2.10m (12' 9" x 6' 11") Spacious welcoming hallway complete with contemporary neutral decor, ceiling coving and spotlights and oak effect laminate flooring. Door access to formal lounge, dining kitchen and integral garage, carpeted staircase leading to the upper level.

### Formal Lounge

5.98m x 3.70m (19' 7" x 12' 2") The generous well proportioned main apartment offers modern decor, ceiling coving and fitted carpet. Double glazed window to the front, double door access to dining kitchen and plentiful space for freestanding furniture.



### Dining Kitchen

6.52m x 4.04m (21' 5" x 13' 3") The impressive dining sized fitted kitchen with open plan layout to the sun room offers an excellent range of contemporary cream shaker style wall and base storage units with complimentary work surfaces, composite sink and drainer, integrated appliances including double oven, gas hob, dishwasher and fridge/freezer. Tiled splashback, oak effect laminate flooring, neutral decor and ceiling spotlights. Ample space for dining table and chairs, double glazed window to the rear and door access to utility room.

### Utility Room

2.97m x 2.02m (9' 9" x 6' 8") Practical separate utility room providing additional storage units and work surface with composite sink and drainer, plumbing/space for washing machine and tumble dryer, tiled splashback, neutral decor and laminate flooring. Door access to cloaks/wc and UPVC door leading out into the rear gardens.

### Cloaks/WC

2.02m x 0.98m (6' 8" x 3' 3") Conveniently located on the ground floor is the two piece cloaks/wc comprising of wash hand basin and wc set with soft decor, laminate flooring and heated towel rail.





### Sun Room

4.00m x 2.98m (13' 1" x 9' 9") Idyllic rear fully double glazed sun room providing tranquil views over the private gardens and immediate golf course with modern decor and laminate flooring, open plan layout to dining kitchen and double glazed French door leading out into the gardens.

### Bedroom One

4.76m x 3.70m (15' 7" x 12' 2") On the upper level the master bedroom is a sizeable double room with soft tasteful decor with ceiling coving and fitted carpet, an excellent selection of fitted wardrobes providing storage space and door access to master en suite. Double glazed window to the front.

### Master En Suite

2.68m x 1.92m (8' 10" x 6' 4") Generous three piece master en suite comprising of wash hand basin with vanity storage, wc and double shower cubicle with mains overhead shower. Heated towel rail, stylish tiling to walls, laminate flooring, ceiling spotlights and double glazed window to the side.



### Bedroom Two

3.55m x 3.36m (11' 8" x 11' 0") The second double bedroom offers neutral decor with fitted carpet, double fitted wardrobe providing storage space, double glazed window to the front and door access to en suite.

### En Suite

2.73m x 1.50m (8' 11" x 4' 11") Excellent three piece en suite servicing bedroom two comprising of wash hand basin, wc and shower cubicle with mains overhead shower. Neutral decor, tiled flooring, heated towel rail and double glazed opaque window to the side.

### Bedroom Three

2.98m x 2.75m (9' 9" x 9' 0") Bedroom three is a good sized double and is rear facing with impressive views of the golf course, neutral decor, fitted carpet and shelved storage cupboard.

### Bedroom Four

2.98m x 2.73m (9' 9" x 8' 11") The fourth double bedroom is complete with contemporary decor, fitted carpet, fitted wardrobes and double glazed window to the rear with welcoming open outlooks.





### Bathroom

2.41m x 1.91m (7' 11" x 6' 3") Completing the accommodation is three piece family bathroom suite comprising of a wash hand basin, wc and bath. Contemporary decor, vinyl flooring, Kit Kak tiling around walls, heated towel rail and double glazed opaque window to the rear.

### External

Positioned on an enviable extensive plot, this family villa boasts private garden grounds to the front and rear. The front gardens are laid to lawn with monobloc driveway providing off street parking, leading to the integral garage with up and over door access. The impressive rear gardens are intricately landscaped comprising of two patio areas laid to decking and modern paving, a meandering monobloc walkway and large decoratively manicured lawn bordered by a selection of colourful mature shrubbery. Side garden shed will be included and the rear gardens are enclosed by fencing allowing for a safe and peaceful outdoor family space. Installed solar panels with battery storage provides a wealth of energy efficiency.

### Council Tax

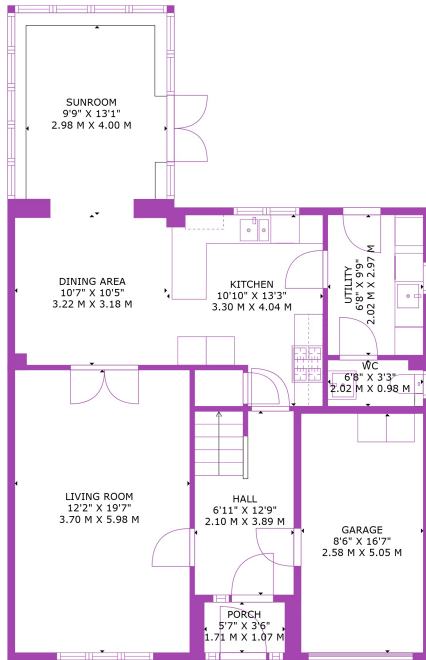
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### Disclaimer

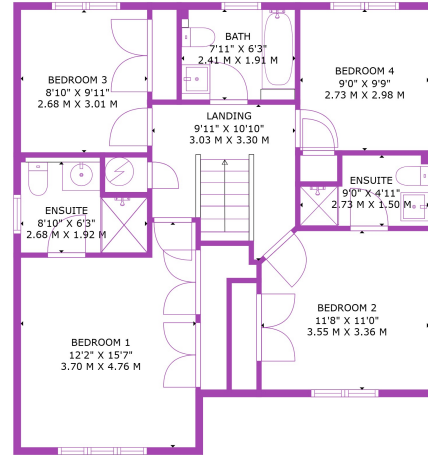
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FLOOR 1



FLOOR 2

Total scanned area: 1938 sq. ft

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