



Offers Over £235,000
16 Fernbank Avenue



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Fernbank Avenue

Windygates, Leven, KY8 5FA

A fabulously presented DETACHED BUNGALOW boasting a much sought after location within the village of Windygates. In move in condition, the property comprises: Vestibule, Hall, Tastefully presented lounge, open plan kitchen dining room (Originally planned as a kitchen and third bedroom) Two excellent sized double bedrooms both with built in wardrobes, beautifully redesigned Family Shower Room. Gardens and Garage. An ideal home for old and young alike. Must be viewed to be appreciated.





Entrance Vestibule

Access is gained through an attractive external door with pattern glazed insert. The Vestibule has quality grey oak finished laminate flooring that continues through to the hall.

Hall

The hall has high end glazed and oak internal doors leading to the lounge and open plan kitchen dining room. Further light oak internal doors lead to both bedrooms and the redesigned shower room. Cupboard allows for storage.

Lounge

A tastefully presented public room located to the front of the property with double window formation over looking the front garden and quiet Avenue. Fresh neutral decoration.



Kitchen with open plan Dining Room

Original designed as two separate rooms (kitchen and bedroom 3), but now open plan to form an ideal kitchen with open plan dining room. The kitchen area enjoys a good supply of modern wood finished floor and wall storage units, drawer units, wood effect wipe clean work surfaces with inset enamel one and a half basin sink, drainer and mixer taps. Integrated fan assisted electric oven and four burner gas hob with pull out extractor. Tiled splashbacks. The open plan dining room has space for a good sized dining room table and additional free standing furniture. Double aspect windows look to the front and side of the property. The quality grey oak finished laminate flooring continues through from the hall. An external door exits to the drive.

Shower Room

The Shower Room has been beautifully redesigned and is fully tiled throughout. Facilities comprise low flush WC, Superb individual wash hand basin set upon a modern extended vanity and enclosed double shower compartment with German style thermostatically controlled shower that enjoys both hand held and rain fall shower heads. Modern vertical radiator. Opaque glazed window.



Bedroom One

An excellent sized double bedroom located to the rear of the property with window formation over looking the rear garden area. Built in wardrobes with mirror sliding doors extend along the greater part of one wall. Fresh modern decoration.

Bedroom Two

The second double bedroom is again positioned to the rear of the property with window formation over looking the enclosed rear garden. Built in wardrobes with mirror sliding doors. Fresh neutral decor.

Garage

A good sized garage with pitch tiled room is positioned to the side of the property. Vehicle access is from the drive to the front of the property. A pedestrian door and window exit to the rear garden. Light and power.

Garden

The enclosed garden to the rear of the property is designed for easy maintenance with gently sloping lawn, flagstone and stone chipped seating areas and raised decking. The front garden is of an open plan lay out and includes a generous sized drive leading to the garage.



Heating and Glazing

Gas Central Heating. Double Glazing.

Contact Details

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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

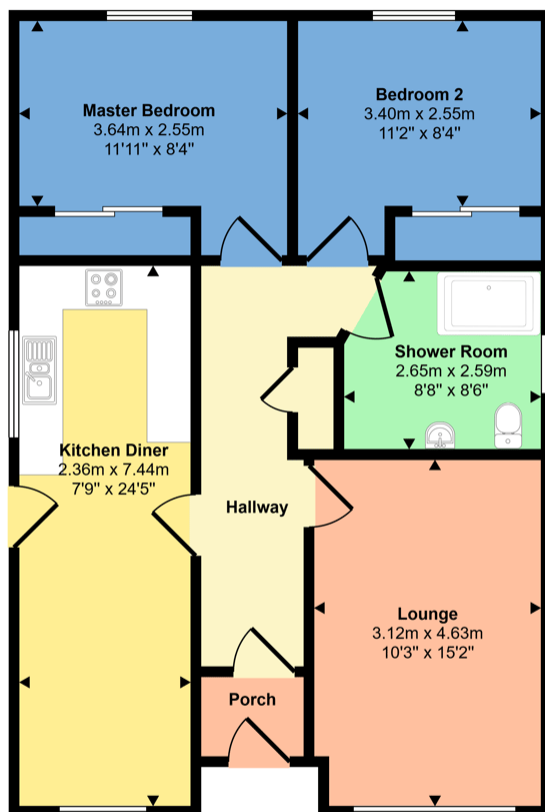
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FREE VALUATION

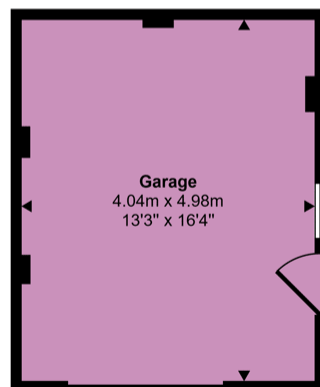
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area
97 sq m / 1040 sq ft




Floorplan
Approx 77 sq m / 824 sq ft



Garage
Approx 20 sq m / 216 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.



| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC  | |

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