



Offers Over £259,000
32 Brady Crescent


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Brady Crescent

Methil, Leven, KY8 3JP

A FABULOUS DETACHED EXTENDED CHALET BUNGALOW, boasting ideal presentation throughout. Set within generous sized grounds with an enclosed SOUTH FACING rear garden. Accommodation at ground floor level comprises; Hall, spacious beautifully appointed lounge, modern kitchen with large open plan dining room, Utility Room, downstairs cloakroom WC and integral garage. The upper floor offers a very spacious upper hall, Master Bedroom with fantastic south facing balcony and ensuite, three further bedrooms and family bathroom. An outstanding Family Home that MUST BE VIEWED TO BE APPRECIATED.





Hall

Access to this family home is through an attractive panelled and pattern glazed UPVC external door. A window to the side of the door allows for natural light. The spacious hall has double modern French style doors leading to the lounge with further doors leading to the kitchen dining room and downstairs cloakroom WC. The stair case rises to the upper level. Cupboard offers storage. Neutral decoration, modern panelling to dado rail level.

Lounge

An extremely spacious fabulously appointed pubic room with window formation looking to the front of the property plus French style UPVC and glazed doors egress to the enclosed child safe rear garden boasting superb open views over fields. Georgian style two tiered ceiling with down lighters. Tasteful neutral decor.



Kitchen Dining Room

Previously two generous sized separate rooms, now fully open plan. The kitchen area has a good supply of modern high end floor and wall storage units, drawer units, built in wine rack, contrasting wood effect wipe clean work surfaces with inset one and a half basin sink, drainer and mixer taps. Integrated oven, four burner hob with stainless steel splash back and chrome finished chimney style extractor. Integrated and concealed dishwasher. Window formation offers open views over the rear gardens. The dining area is large enough for the largest of dining room tables plus additional free standing furniture. A further window formation looks to the front of the property.

Utility Room

Again very spacious. The utility room has a supply of matching base units, wood effect wipe clean work surfaces, inset stainless steel sink, drainer and mixer taps. Plumbing for automatic washing machine. Space for a tumble dryer. A double cupboard offers great storage and also houses the replacement gas combi boiler (Still under guarantee). Window formation and door exit to the child safe rear garden. A further door leads to the integral garage.

Integral garage

Again a fantastic sized the garage has vehicle access from an electrically operated roller door. Light and power.



Downstairs Cloakroom WC

Handy for the growing family. The cloakroom WC is tiled throughout in Italian style tiling. Two piece suite comprises low flush WC and wall mounted wash hand basin. Recessed display alcove. Chrome finished ladder style heated towel rail.

Stairs and Upper Hall

The wide staircase rises to the upper level. The upper hall has ample space to form a Home Office area. Large Velux window formation attracts natural light. Internal doors lead to all four bedrooms and the family bathroom. Ceiling hatch accesses the attic space.

Master Bedroom

A superbly presented Master Bedroom boasting ample space throughout. A multiple Velux formation with wall and ceiling connecting windows together with opening glazed door egress to the balcony. Large built in double wardrobe with mirror sliding doors, additional internal door leads to the Ensuite shower room.

Balcony

The Balcony is accessed from the Master Bedroom, south facing with superb views over the garden and on over fields. Chrome and glazed banister.



Master Ensuite Shower Room

The shower room is tiled and wet walled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and curving shower compartment with thermostatically controlled shower. Velux window.

Bedroom Two

The second double bedroom is positioned to the front of the property. Large Velux style window allows for natural light. Built in wardrobe.

Bedroom Three

Located to the rear of the property with window formation over looking the enclosed child safe rear garden and on over fields. Built in wardrobe.

Bedroom Four

The forth bedroom is again positioned to the rear of the property with triple window enjoying great views to the south over open fields. Built in wardrobe.

Family Bathroom

The tastefully planned family bathroom is wet walled throughout, four piece suite comprises low flush WC, pedestal wash hand basin, panel bath and enclosed curving shower compartment with thermostatically controlled shower. Chrome finished ladder style heated towel rail. Opaque glazed window.



Gardens

The ground to the front of the property is of open plan design and mainly form a drive offering off street parking. The large enclosed garden to the rear is SOUTH facing and mainly laid to grass and child safe. Additionally there is a large area of ground to the side of the property that is also included.

Heating and Glazing

Gas central heating (Boiler still under guarantee)
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

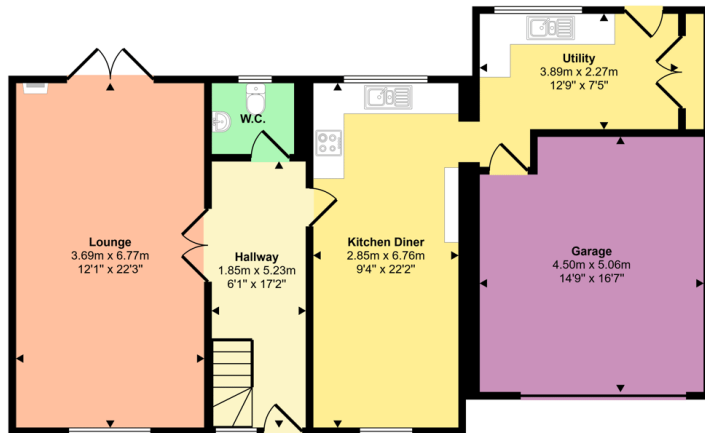
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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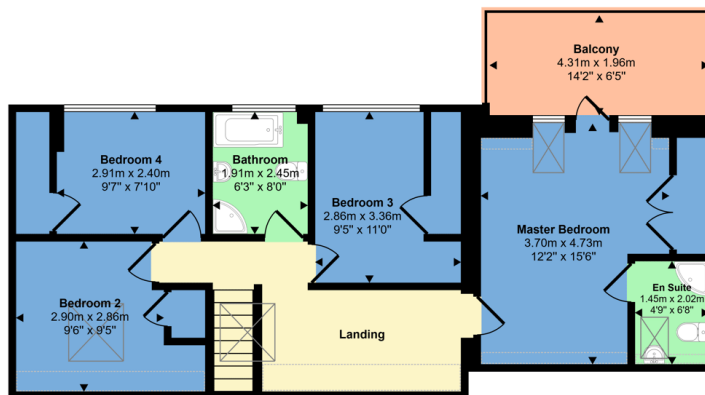
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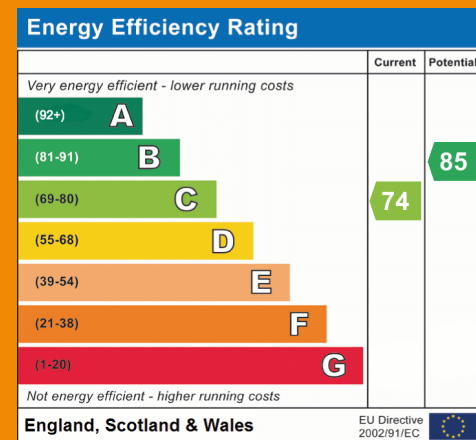
Ground Floor



First Floor

Denotes head height below 1.5m

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.



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