



Offers Over £365,000  
1a Fernbank Avenue

  
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# Fernbank Avenue

Windygates, Leven, KY8 5FA

A very individual DETACHED FAMILY HOME set within expansive beautifully landscaped gardens. Accommodation at ground floor level, comprises Hall, beautifully presented lounge, formal dining room, wonderful delux kitchen with breakfasting area, very large utility room, downstairs bedroom (Bedroom Four) and downstairs shower room. The upper floor accommodates three further large double bedrooms and the luxury Family bathroom. Garage and generous sized drive. Very much a ONE OFF delightful family home.







### Entrance Vestibule

Access to this family home is through an attractive panelled and stain glass external door. The Entrance Vestibule has internal doors leading to the hall and the fabulous breakfasting kitchen. Tiled flooring. Reproduction vintage radiator.

### Hall

The Hall offers access to the lounge, Utility Room, bedroom four (presently being used as the dining room) and downstairs shower room. The staircase rises to the upper level. As with the rest of the property, light oak skirting and door surrounds and quality Adamson style internal doors.

### Lounge

A spacious beautifully presented public room located to the front of the property with window formation over looking the front garden, drive and Fernbank. Professional feature wall decoration. Solid oak flooring. French style doors lead to the dining room.

### Dining Room

Presently being utilised as a second sitting room. The dining room is accessed through double French style doors from the lounge. Extra wide French style external doors egress to the raised decking area and beautifully landscaped rear garden. The solid oak flooring continues through from the lounge. Feature wall decoration.



### Luxury Kitchen

Stunning!!! This simply fabulous kitchen enjoys an array of high end floor and wall storage units, drawer units, bespoke solid marble work surfaces, full island breakfast bar with matching extra wide marble work top and inset one and a half basin sink with mixer taps. Built in wine racks, full range cooker (six hobs, two ovens, grill and hot plate) matching glazed splash back, extended modern extractor. Integrated eye level microwave oven. Integrated and concealed dishwasher and washing machine. American style Fridge freezer. Window formation looks to the rear. Quality laminate flooring. The open plan breakfasting area is positioned to the front with window formation over looking the drive. Reproduction vintage radiator.

### Utility Room

The extremely spacious Utility room (previously the kitchen) has internal doors to the luxury kitchen and hall. An external door and window exit to the beautifully landscaped rear garden. Built in base storage units, wipe clean work surfaces and inset sink, drainer and mixer taps. Quality laminate flooring.



### Downstairs Shower Room

The downstairs shower room is tastefully finished and wet walled throughout.. Three piece suite comprises low flush WC with concealed cistern, wash hand basin set into an attractive vanity and extra large shower area with drying area and German style thermostatically controlled shower that includes both raindrop head and hand held shower fitments. Modern panelled and mirrored ceiling. Tiled flooring.

### Downstairs Bedroom (Bedroom Four)

Presently being utilised as a formal dining room. This room can form an excellent double bedroom. Located to the front of the property with window formation over looking the landscaped front garden and mono block drive. Feature wall decoration. Quality laminate flooring.



### Upper Floor

#### Stairs and Landing

A wide staircase rises to the upper level. The landing offers access to three further generous sized double bedrooms and the luxury Family Bathroom. Ceiling hatch leads to the loft space. Cupboard allows for storage.

### Master Bedroom

A fabulously presented spacious double bedroom with two low level Velux windows offering great views of fields to the rear. A full range of deluxe (Hamond style) wall to wall bedroom storage with wardrobes cupboard and bespoke drawers. Feature wall decoration.

### Bedroom Two

The second extremely large double bedroom is positioned to the front of the property with two window formations over looking the front garden and Fernbank. Wall to wall built in wardrobes with sliding doors. Feature wall decoration.

### Bedroom Three

The third bedroom and again extremely spacious. Window formation looks to the rear of the property with views over the field. Wardrobes with sliding doors extend along one wall.

### Luxury Family Bathroom

The luxury Family Bathroom is extensive tiled in Italian style over sized tiling. Four piece suite comprises low flush WC with concealed cistern, wall mounted wash hand basin set into a tasteful vanity, fabulous double ended free standing bath with hand held shower fitments plus an enclosed angled extra large shower compartment with both rain fall head and hand held shower fitments. Chrome finished ladder style heated towel rail. Fitted vanity mirror. Velux window formation.





### Garage

A single garage is positioned to the side of the property. Wide double doors to the front and additionally there is a pedestrian door exiting to the rear gardens.

### Garden

The property is set within a spacious plot and enjoys gardens to the front, sides and rear of the property. The front garden is of open design and includes a generous sized mono block drive, a garage is positioned to the side. The large gardens to the rear and the side of the property have been carefully panned and beautifully landscaped and include a large raised decked terrace, manicured lawns, drying green, raised flower beds, patio seating, shrubberies, timber shed and summer house. It should be noted the green house is not included.

### 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

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

### 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  
199 sq m / 2143 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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