



Offers Over £268,000
35 Kilmux Park
Kennoway, KY8 5SU


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Kilmux Park

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**** NEW PRICE **** This Fabulous DETACHED FAMILY HOME is one of the last constructed to the exacting standards of the prestigious Royal Park Homes. Excellent presentation in 'TRUE MOVE IN' Condition throughout. Accommodation comprises at ground level; Hall, Superbly appointed Lounge with modern bay window and Swedish style Log Burner and is Open plan to the Dining Room, superbly remodelled Breakfasting Kitchen with most appliances included, Utility, handy downstairs cloakroom WC and integral access to the garage. Upper floor accommodates the Master bedroom with En-suite, THREE further Double bedrooms and the Family Bathroom. Child friendly enclosed rear garden while the from driveway offer side by side parking for two vehicles and access to the Garage. Stunning property that simply must be viewed to be appreciated. Viewing strictly by appointment.





Hall

Access to the fabulous family home is through an attractive panelled UPVC external door, internal doors lead to the lounge, breakfasting kitchen and downstairs WC. A wide staircase rises to the upper level. Quality wood finished flooring. Tasteful neutral decoration.

Lounge

A beautifully appointed public room located to the front of the property with modern bay window formation over looking Kilmux Park. The main feature for the room is a superb Swedish style log burner with log storage set upon a classic circular hearth. Bracket and concealed wiring for wall mounted flat screen television. Tasteful neutral decoration. The room is open plan to the dining room.

Open plan Dining Room

The dining room is open plan to the lounge. Large enough for a good sized dining table and additional free standing furniture. Double French style doors exit onto the rear patio.



Breakfasting Kitchen

The superbly planned breakfasting kitchen enjoys a range of gloss finished, high end floor and wall storage units, drawer units, marble finished wipe clean work surfaces with breakfast bar and inset one and a half basin sink with mixer taps. Integrated eye level double oven, extended five burner gas hob with jet glazed splash back and modern chimney style extractor. Space for American style fridge freezer (Included) integrated and concealed dishwasher. The quality laminate flooring continues into the Utility Room. Window formation over looks the enclosed child friendly gardens.

Utility Room

The Utility Room has floor and wall storage units that match the kitchen. Contrasting wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Plumbing for automatic washing machine, space for tumble dryer. Internal door leads to the garage. External door egresses to the enclosed rear garden.



Upper Level

Stairs and Upper Hall

A wide staircase rises to the upper level. The upper hall offers access to all four bedrooms and the family bathroom. Ceiling hatch leads to the attic space. Cupboards allow for storage.

Master Bedroom

The master bedroom is positioned to the front of the property with window formation over looking Kilmux Park. Built in wardrobes with bespoke sliding doors. Tasteful feature wall decoration. A further internal door leads to the ensuite shower room.

En-suite

Completely remodelled and fabulously finished the Ensuite is tiled with marble finished, Italian style over sized tiling. Three piece suite comprises low flush WC and wash hand basin set into an attractive modern vanity and superb shower area with Japanese style glazed shower screen. Modern panelled ceiling with spotlighting



Bedroom Two

A second excellent sized double bedroom again positioned to the front of the property with window formation over looking Kilmux Park. Double built in wardrobe with bespoke sliding doors. Attractive feature wall decoration

Bedroom Three

The third bedroom is positioned to the rear of the property with window formation over looking the enclosed child friendly rear garden.

Bedroom Four

Similar to bedroom three, position to the rear of the property with window formation over looking the enclosed rear garden. This room is presently being utilised as a home office.

Family bathroom

The Family bathroom has been superbly redesigned, Wet walled through out, three piece suite comprises low flush WC and wash hand basin set into a tasteful vanity unit and panel bath with wall mounted shower and glazed shower screen. Modern panelled ceiling with downlighters. Chrome finished ladder style heated towel rail. Opaque glazed window.



Integral Garage

The integral garage has vehicle access from the drive. A pedestrian door access the property through the utility room.

Gardens

The garden to the front of the property is of open plan design, laid to lawn and mono block drive allowing side by side parking. The rear garden is fully enclosed and child friendly, large split level patio, lawn, flower beds. Large shed.

Heating and Glazing

Gas central heating, Double glazing. Quality professional decoration.

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

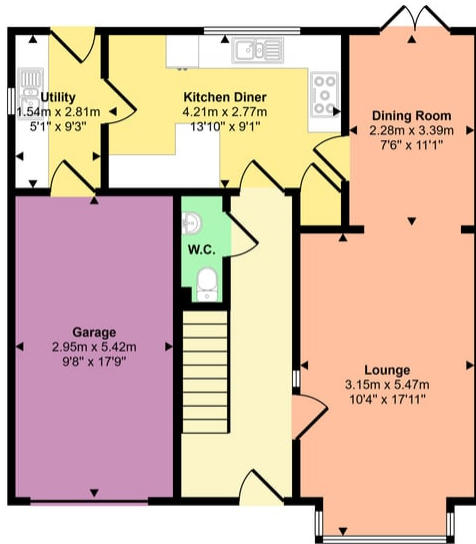
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation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

FREE VALUATION

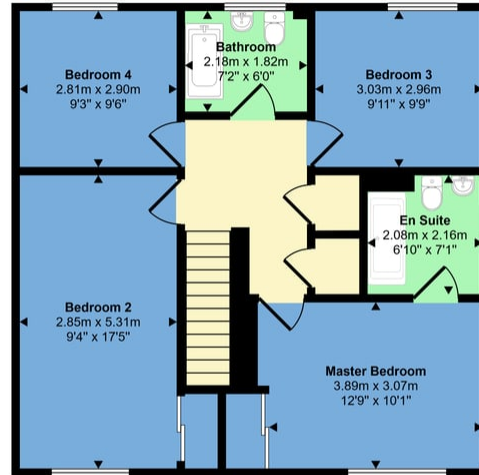
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



Approx Gross Internal Area
142 sq m / 1528 sq ft



Ground Floor
Approx 71 sq m / 769 sq ft



First Floor
Approx 71 sq m / 759 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 | 80 | 89 |
| (81-91) B | | |
| (69-80) C | | |
| (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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