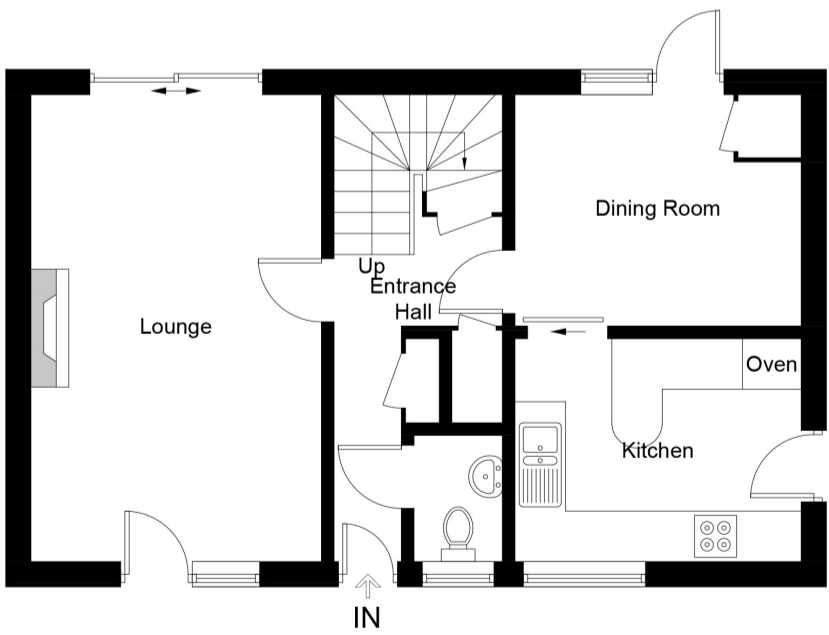


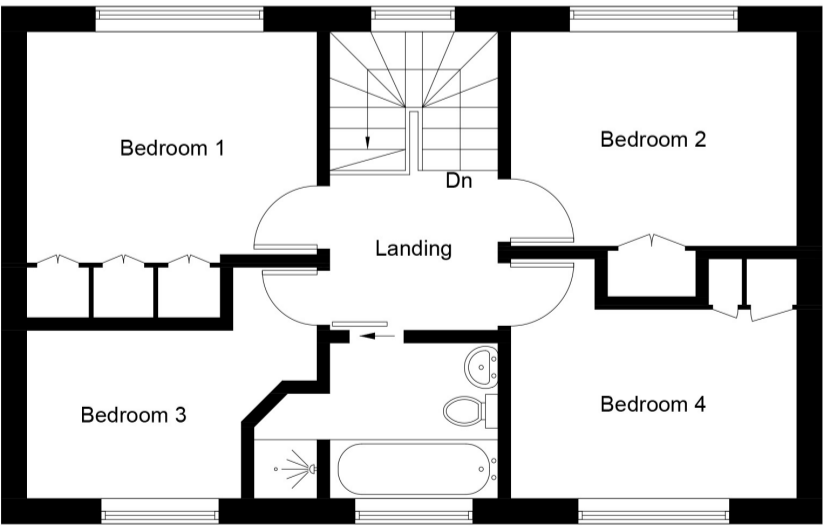


## 31 Scotch Horn Way

Approximate Gross Internal Area = 102.4 sq m / 1102 sq ft



Ground Floor



First Floor

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>		
(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	65	75
	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1215371  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision



Offered for sale with no onward chain, this well balanced family home offers huge scope to improve and extend subject to relevant planning permissions, giving the right buyer the opportunity to create their dream home in this highly sought after and rarely available location. Situated near the head of this quiet yet centrally located Cul de Sac, the property is perfectly placed for access to the town centre, amenities, schools, public transport links and nearby parkland. Coming to the market for the first time in nearly fifty years, the accommodation briefly comprises; Entrance Hall, Cloakroom, dual aspect Sitting Room, Kitchen and Dining Room, four Bedrooms and Family Bathroom with Separate Shower. Outside, there are glorious, larger than average, well established Gardens to the rear which back on to parkland. To the front, pretty gardens and block paved driveway lead to the Garage and Workshop, both of which have power connected.



ROOM DESCRIPTIONS

**Entrance Hall**  
Entered via UPVC double glazed door. Doors to Cloakroom, Sitting Room and Dining Room. Two storage cupboards, one housing "Johnston and Starley" warm air heating system. Stairs rise to first floor accommodation with useful storage cupboard below housing combi boiler.

**Cloakroom**  
Fitted with a suite comprising; wall mounted hand wash basin with tiled splashbacks and low level W.C. UPVC double glazed frosted window to front.

**Kitchen**  
11' 1" x 9' 1" (3.38m x 2.77m)  
Fitted with a range of wall and base units with roll edge work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splashbacks. Built in double electric oven and gas hob with extractor over. Space and plumbing for washing machine and slimline dishwasher. Viny flooring and UPVC double glazed window to front. Door to Workshop.

**Dining Room**  
11' 1" x 9' 1" (3.38m x 2.77m)  
Fitted cupboard and radiator. Double glazed door to rear with matching full height window. Sliding door to Kitchen.

**Sitting Room**  
18' 1" x 11' 2" (5.51m x 3.40m)  
This dual aspect room is flooded with light benefitting from UPVC door and window to front, as well as sliding patio doors to rear. Living flame gas fire with stone surround and tiled hearth.

**Landing**  
Loft access with ladders. UPVC double glazed window to rear. Doors to all Bedrooms and Family Bathroom.

**Bedroom One**  
11' 3" x 9' 7" (3.43m x 2.92m)  
Extensive range of built in wardrobes. UPVC double glazed picture window to rear.

**Bedroom Two**  
11' 2" x 8' 9" (3.40m x 2.67m)  
Built in double wardrobe. UPVC double glazed window to rear.

**Bedroom 3**  
11' 2" x 7' 3" (3.40m x 2.21m)  
Fitted cupboard. UPVC double glazed window to front.

**Bedroom 4**  
11' 4" x 6' 6" (3.45m x 1.98m)  
UPVC double glazed window to front.

**Family Bathroom**  
Partly tiled and fitted with a suite comprising; shower cubicle with electric shower, panelled bath with mixer tap, vanity unit with inset basin and concealed cistern low level W.C. Airing cupboard and UPVC double glazed window to front.

**Workshop**  
19' 1" x 9' 5" (5.82m x 2.87m)  
Accessed from the Kitchen this useful space is of brick construction under a polycarbonate roof with concrete floor. Lighting and sockets. Door to front and window and door to rear garden. Door to Garage.

**Driveway & Garage**  
20' 4" x 7' 11" (6.20m x 2.41m)  
Block paved driveway. Up and over door to front. Glazed window to rear. Light and power connected.

**Front Garden**  
Beautifully maintained traditional frontage which is laid to lawn and ornamental pebbled areas with well stocked shaped borders and block paved pathways.

**Rear Gardens**  
This considerable garden is fully enclosed by timber panel fencing and natural hedging and is predominantly laid to lawn and patio with well established borders. There are other features including specimen trees, rose arch and a fenced off area for potting and composting. Backing on to parkland, there is a delightful backdrop of mature trees offering a great deal of privacy to this wonderful space. Outside tap and access to rear of workshop.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: D

