



Offers Over £315,000
15 Willow Glade
Leven, KY8 5PN



DELMOR
01333 421 816
leven@delmor.co.uk



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STUNNING, STUNNING, STUNNING, This outstanding EXECUTIVE DETACHED VILLA boasts immaculate modern presentation throughout, positioned on the edge of a much sought after development with views over woodland and fields, this family home comprises: Hall, fabulously presented lounge, open plan dining room and sun room. Remodelled high end kitchen with integrated appliances, downstairs cloak room WC, superbly appointed master bedroom with Ensuite shower room, two further double bedrooms and bathroom with four piece suite. Integral garage, immaculate carefully planned gardens with mono block drive allowing side by side parking. A FABULOUS FAMILY HOME THAT MUST BE VIEWED TO BE APPRECIATED.





Hall

Principle access to this fabulous family home is through an attractive replacement high end composite external door with pattern glazed insert. The hall has double French style doors leading to the lounge. Further internal doors lead to the Kitchen, Downstairs Cloakroom WC and integral garage. Deep cupboard allows for storage, A wide staircase rises to the upper level. Quality light oak finished laminate flooring continues through to the lounge and dining room.

Lounge

A beautifully presented public room positioned to the front of the property with modern bay window formation offering views down the quiet cul de sac. Very spacious and boasting ideal modern decoration. Quality laminate flooring.

Dining Room

The formal Dining room is open plan to both the lounge and sun room. Again beautifully presented and large enough for the largest of dining tables and additional free standing furniture. Quality light oak finished laminate flooring continues in both directions to the lounge and sun room.

Sun Room

A fabulous addition to the property, the hexagonal effect sun room has an abundance of windows over looking the beautiful easily maintained garden. Again top end. Open plan to the dining room. Control for multiple external lighting.

Kitchen

The fully integrated Breakfasting Kitchen has been completely remodelled, boasting an array of the highest of quality ultra modern, wall to wall storage units, drawer units, appliances include; eye level microwave oven, hot plate and fan assisted conventional oven, integrated and concealed fridge and freezer, dishwasher and washing machine together with a four burner gas hob set on a superb island breakfast bar. Wood effect wipe clean work surfaces with matching splash backs and inset composite sink with mixer taps, down lighters to the ceiling and low hanging dining lighting above the island breakfast bar. Modern vertical radiators, floor to ceiling window and sliding glazed door exits to the raised terrace. External composite external door. Power points finished in brushed chrome. A further internal door leads to the dining room.





Downstairs Cloakroom WC

Handy for the growing family, facilities comprise low flush WC and contemporary wash hand basin. The room is tiled throughout and includes tiled flooring. Low level chrome finished heated towel rail. A small window attracts natural light.

Upper Floor

Stairs and Upper Hall

The wide staircase rises to the upper level, superb glass and oak balustrade. Window formation at the turn of the stairs maximises natural light. The spacious landing offers access to all three bedrooms and bathroom. Double window formation looks to the front of the property. Cupboard allows for storage. Ceiling hatch accesses attic space.

Master Bedroom

A superior sized fabulous presented double bedroom, positioned to the front of the property with window formation offering views down the quiet peaceful cul de sac. Built in fully fitted wardrobes with Japanese style sliding doors extend along one wall. A further door leads to the Master Ensuite.



Master En-suite Shower Room

Again superbly finished and tiled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and curving shower compartment with thermostatically controlled shower. Opaque glazed window.

Bedroom Two

A second tastefully presented double bedroom, positioned to the rear of the property with window formation over looking the beautifully landscaped gardens and on over woodland and open fields. Built in fully fitted wardrobes extend along one wall.

Bedroom Three

The third bedroom is again a double, window formation offers views over the rear garden, woodland and fields. Built in wardrobes with sliding doors. Quality light oak finished laminate flooring.



Family Bathroom

The family bathroom is again wonderfully finished, fully tiled in over sized tiling (Including split faced tiling) Four piece suite comprises low flush WC, wall mounted wash hand basin, Double ended bath with side mounted taps and shower fittings plus an extra large shower compartment with thermostatic shower. Mirrored towel rail. Vanity mirror with non touch lighting. Opaqe glazed window.

Integral Garage

The integral garage has vehicle access through an up and over door from the mono block drive. An integral pedestrian door leads directly to the hall. The well finish garage is large enough for the largest of family cars with additional work/storage space. Houses the replacement gas boiler. Light and power.



Gardens and Drive

All superbly designed, the garden to the front of the property comprises a large mono block drive (allowing side by side parking, railed terrace, gently sloping astro turf lawn and specimen Cherry Blossom tree. The enclosed rear garden is again stunning, well thought out and while beautifully landscaped offers practical maintenance free. Comprises a large raised curving terrace/patio, manicured astro turf lawn, fabulous pergola and rotary clothes drying area.

Heating and Glazing

Highly efficient gas central heating (Boiler still under guarantee) Quality Double Glazing.

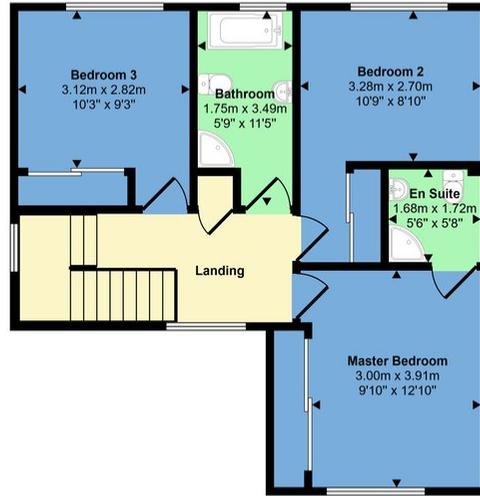
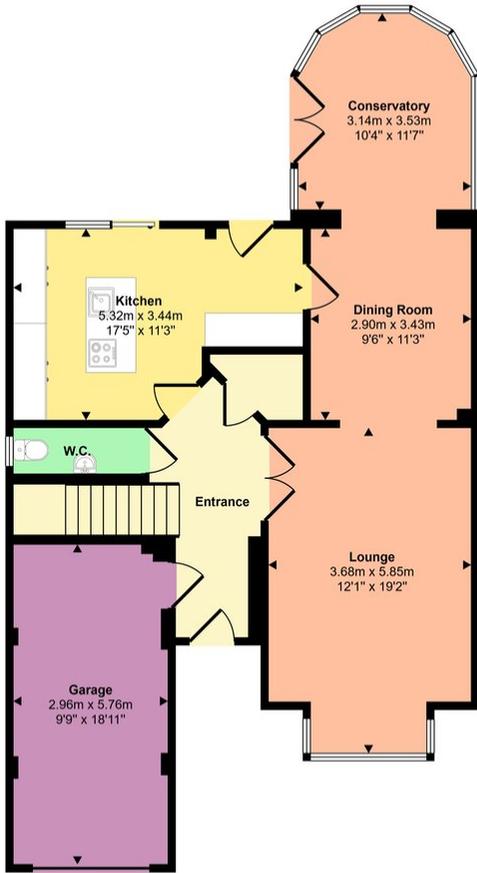
Contact Details

Delmor Estate Agents
52 Commercial Road
Leven
KY8 4LA
Tel: 01333 421816
www.delmor.co.uk
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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.

Approx Gross Internal Area
150 sq m / 1617 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	78	81
(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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