



Offers Over £325,000
2 Elder Grove
Leven, KY8 4FN



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Elder Grove

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A STUNNING COMPLETELY REMODELLED DETACHED FAMILY HOME, located within a popular, sought after development, the property has undergone a full renovation inside and out, New UPVC double glazing, new skirting and door surrounds, new quality flooring, wonderful professional decoration, new high end internal doors, gas central heating, and fabulous bespoke units. Accommodation comprises: Hall, fabulously appointed lounge, open plan "Windsor and Windsor Kitchen with Dining Area and open plan Family Room (Most modern of external bi folding walls) Downstairs Cloakroom WC, Master bedroom with ensuite shower room and superb dressing room (or fourth bedroom) Two further double bedrooms, Family bathroom, Integrated garage and well planned beautifully landscaped gardens with large mono block drive. A TRULY STUNNING FAMILY HOME THAT MUST BE VIEWED TO BE APPRECIATED.





Hall

Principle access to this fabulous family home is through an attractively finished high end external door with opaque glazed window to the side. The Hall has double designer French style doors leading to the lounge with further designer doors leading to the Kitchen/Dining/Family Room and the downstairs cloakroom WC. The Hall has feature Windsor and Windsor units below the stairs. Staircase rises to the upper level. Superb jet black, herring bone effect LBT flooring.

Lounge

A Fabulously presented and very spacious public room, positioned to the front of the property with double window formation over looking the front garden and Elder Grove. The entertainment wall includes a range of bespoke storage units plus wall bracket for flat screen television. Feature wall decoration.



Kitchen Dining Room Family Room

Previously three separate rooms, the open plan kitchen with dinning and lounge areas boasts an array of "Windsor and Windsor "high end floor and wall storage units, extended drawers including pan drawers, granite work surfaces with inset sink and mixer taps, (Hot tap facility), full matching granite island breakfast bar forms the central feature. integrated hob. Integrated and concealed fan assisted oven, microwave, fridge, freezer and dish washer. Full concealed waste recycle centre.

The family area has coordinated low level units extending along a feature wall that includes bracket for flat screen television. Space for a large dining table is located between the open plan family room and kitchen. A modern variation of bi folding doors extends along the greater part of the rear wall allowing full access to the beautifully landscaped rear garden. The superb LTV flooring continues through from the hall. Downlighters, kick board lighting and dining lighting.



Utility

Semi open plan to the kitchen and enjoying floor units and work tops that match the main kitchen. Wet walled splash backs, Inset one and a half basin sink, drainer and mixer taps. Plumbing for automatic washing machine, space for tumble dryer. Window formation looks to the side of the property.

Downstairs Cloakroom WC

Handy for the growing family, facilities comprise low flush WC and wash hand basin set into a tasteful vanity unit. Modern individual heated towel rail.

Upper Level

Stairs and Upper Hall

The professionally decorated stair case rises to the upper level. The upper hall offers access to the master bedroom, bedroom two and three and the family bathroom. Cupboard houses the next generation central heating system. Ceiling hatch leads to the attic space.

Family Bathroom

The family bathroom is tiled to dado rail level, three piece suite comprises low flush WC, wall mounted wash hand basin and full sized panel bath with jet finished mixer taps and shower fittings.



Master Bedroom

A superbly presented over sized double bedroom, feature wall decoration, low hanging bedside lighting, Built in entertainment shelf with wall mounted bracket for flat screen television. The Master bedroom now offers access to the dressing room (Fourth bedroom) and the ensuite shower room. Window formation over looks the beautifully landscaped garden.

Ensuite Shower Room

The ensuite shower room is wet walled throughout, three piece suite comprises low flush WC with concealed cistern and wash hand basin set into a tasteful vanity and enclosed double shower compartment with drying area and thermostatically controlled shower. (Rain fall and hand held shower fittings) Modern panelled and mirrored ceiling with downlighters.

Dressing Room (Bedroom Four)

You now enter the dressing room from the master bedroom, this could be returned to an access from the upper hall thus reforming the fourth separate bedroom. Window formation over looks the beautifully landscaped enclosed rear gardens. Ample hanging rails, shelving and basket drawers, space for a dressing table.



Bedroom Two

A further excellent sized double bedroom this time positioned to the front of the property with window formation over looking Elder Grove. Wall bracket for flat screen television.

Bedroom Three

The third double bedroom is again positioned to the front of the property with window formation over looking Elder Grove. Cupboard allows for storage. Wall bracket for flat screen television. Feature wall decoration.

Integral Garage

Superb sized integral garage with vehicle access from the mono block drive. Light and power.

Garden and Drive

The garden to the rear has been carefully planed and has been beautifully designed and landscaped, fully enclosed and laid to astro turf lawns, raised composite decking with individual lighting, patio, large outside barbecue area, Hot tub area (Hot tub not included) The garden ground to the front of the property comprises large mono block drive leading to the integral garage and stone chip display area.

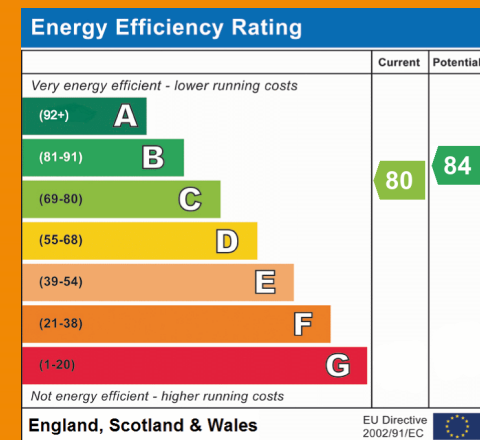
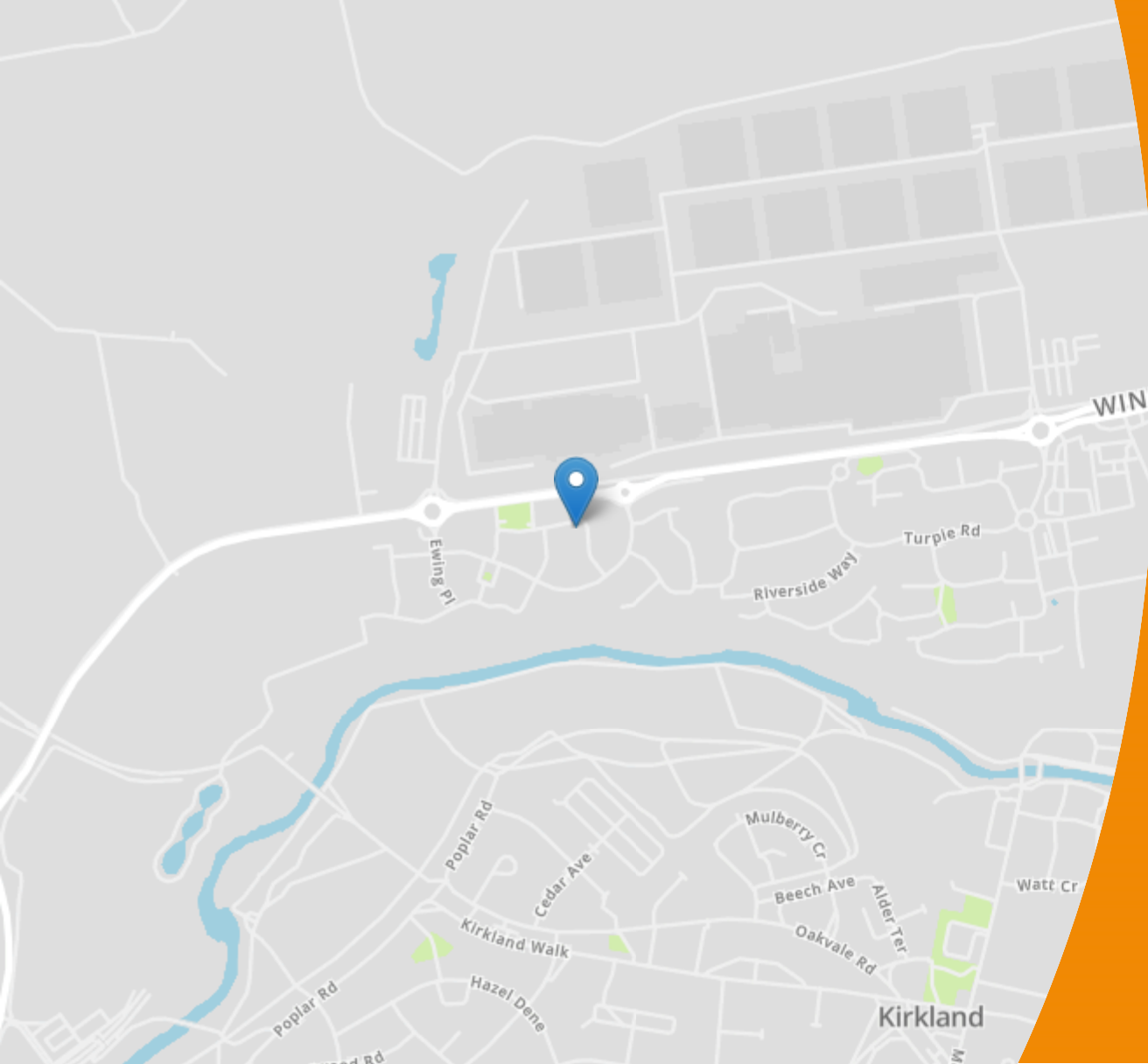


Heating and Glazing

Replacement Quality UPVC double Glazing throughout. Gas Central heating. Visible switches and power points mainly finished in matt gold, fabulous decoration. New quality finishings and quality replacement internal doors.

Contact Details

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