



Offers Over £359,950
52 Laurel Brae
Springfield, Cupar, KY15 5AD



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Laurel Brae

Springfield, Cupar, KY15 5AD

A FABULOUS EXECUTIVE DETACHED FAMILY HOME, with great countryside views to the rear. Positioned within a desirable sought after development in the village of Springfield. Accommodation on the ground floor comprises: Hall, Lounge with modern bay window, superb Kitchen Dining Room, Utility Room, Shower Room and bedroom 5/Home Office. The upper floor has four further bedrooms, the Master en-suite, a Jack and Jill Shower room and the Family bathroom. Integrated Garage, Landscaped gardens and Drive. An Excellent, well planned and fantastically presented Family Home awaits you. Viewing is strictly by appointment.





Hall

Access to this fabulous family home is through an attractive panelled and pattern glass external door. The hall has internal doors leading to the lounge, kitchen dining room, the utility room, downstairs shower room and bedroom five/office. Two cupboards allow for storage. The wide staircase rises to the upper level. The quality polished wood flooring flows through the whole of the ground floor (Except shower room)

Lounge

A bright spacious public room positioned to the rear of the property with modern Bay window formation over looking the enclosed rear garden. Double sliding pocket doors lead to the dining room. Professional neutral decoration. Quality polished wood flooring.

Kitchen with Open Plan Dining Room

The kitchen area offers an excellent supply of high end gloss finished floor and wall storage units, drawers and pan drawers, contrasting wipe clean work surfaces with a matching peninsula breakfast bar forming the divide from the dining room. Integrated eye level double oven, extended gas hob with glazed splash back and chrome finished extractor. Plumbing for dishwasher and space for fridge freezer. Window formation looks to the side of the property. The spacious open plan dinning room has ample space for a good sized dining table and additional free standing furniture. Double French doors exit to the child friendly gardens.

Utility Room

The Utility room is accessed from the hall, base units have contrasting work surfaces with sink, drainer and mixer taps. Plumbing for washing machine and space for a tumble dryer. Built in cupboard. Additional internal door leads to the garage. External door exits to the side of the property.





Downstairs Shower Room

The downstairs shower room enjoys three piece suite comprising low flush WC, wash hand basin and curving tiled shower compartment with thermostatically controlled shower. Ladder style heated towel rail. Opaque glazed window.

Bedroom Five/ Study

A downstairs bedroom or home office. Window formation looks to the front of the property.

Upper Level

Stairs and Landing

A wide staircase rises to the upper level. A window at the turn of the stairs attracts natural light. The landing offers access to four further bedrooms and the family bathroom. Three cupboards allow for great storage.

Master Bedroom

A fabulously appointed double bedroom, positioned to the front of the property with window formation over looking Laurel Brae. Wide double wardrobes with mirror sliding doors plus a further superb walk in wardrobe/dressing room. Further door leads to the ensuite. Tasteful feature wall decoration.



Master Ensuite

The master ensuite facilities comprise low flush WC, wash hand basin and enclosed and tiled curving shower compartment with thermostatically controlled shower. Ladder style heated towel rail. Opaque glazed window.

Bedroom Two

The second double bedroom is positioned to the rear of the property with window formation offering fantastic views over open fields. Built in wardrobe with mirror sliding doors. Further door leads to the Jack and Jill Shower Room.

Jack and Jill Shower Room

The Jack and Jill shower room is accessed from both bedrooms two and three, facilities comprise low flush WC, wall mounted wash hand basin and double tiled shower compartment with thermostatically controlled shower. Chrome finished ladder style heated towel rail. Opaque glazed window.

Bedroom Three

A mirror image of bedroom two with window formation offering these great countryside views. Built in wardrobes with mirror sliding doors. Internal door leads to the Jack and Jill Shower room.



Bedroom Four

The fourth double bedroom is positioned to the front of the property with window formation over looking Laurel Brae. Built in wardrobe with sliding doors.

Family Bathroom

The family bathroom has tiling to all wet areas, four piece suite comprises low flush WC, wash hand basin, panel bath, enclosed and tiled double shower compartment with thermostatically controlled shower. Extended ladder style heated towel rail. Opaque glazed window.

Integrated Garage

The garage is integrated and has vehicle access through an up and over door from the mono block drive. An internal door leads to the Utility room. Light and power.

Garden and Drive

There is an extensive mono block drive to the front of the property offering side by side parking for three family cars. The rear garden is fully enclosed and child friendly, laid to lawn and patio. A stone dyke wall forms the border to fields beyond.



Heating and Glazing

Gas Central Heating, Double Glazing

Contact Details

Delmor Estate Agents
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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.

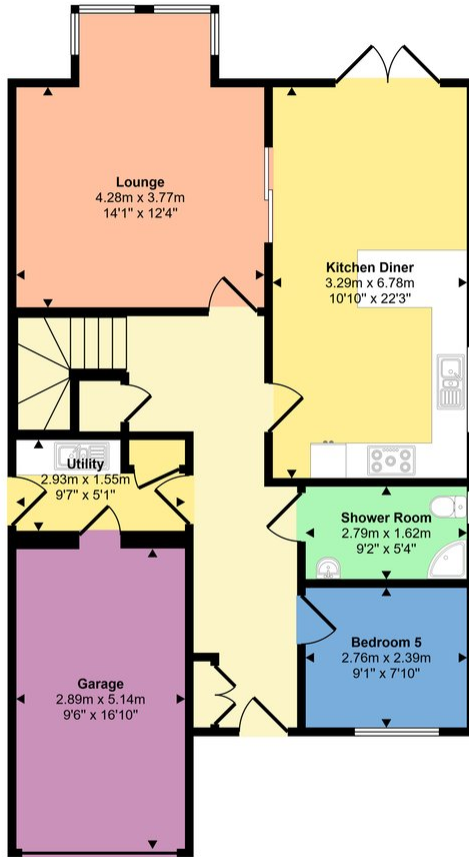
APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

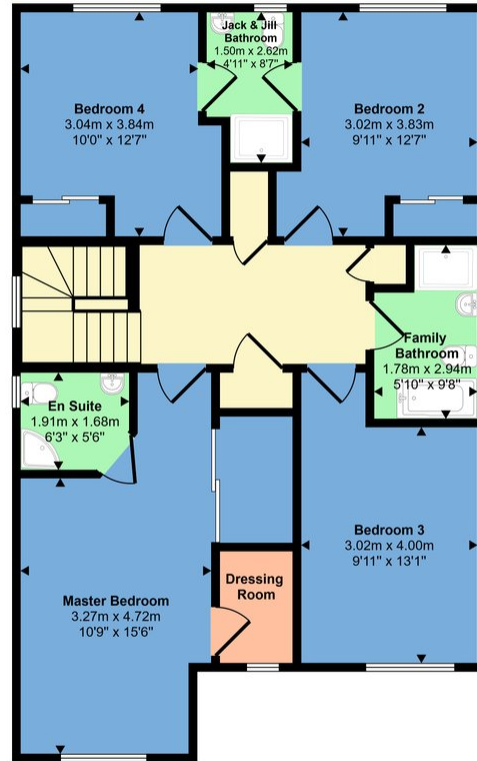
MORTGAGE & FINANCIAL ADVICE

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**

Approx Gross Internal Area
186 sq m / 2004 sq ft




Ground Floor
Approx 94 sq m / 1012 sq ft



First Floor
Approx 92 sq m / 992 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	88
(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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