



Offers Over £219,000
14 Turpie Road
Leven, KY8 4FB



DELMOR

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Turpie Road

Leven, KY8 4FB

FABULOUSLY PRESENTED and in TRUE MOVE IN CONDITION, this delightful SEMI DETACHED FAMILY HOME enjoys a much sought after location on the western edge of Leven. Accommodation comprises: Vestibule, Hall, superbly appointed Lounge, Semi Open Plan Dining Room, High End kitchen, downstairs cloakroom WC, three excellent sized bedrooms and remodelled Family Bathroom, tasteful professional decor, quality finishing, gas central heating, double glazing. Generous sized gardens include a large drive and fantastic Man Cave/She Shed (Summer House) A property of distinction.





Vestibule

Access to this superb family home is through an attractive panelled and pattern glazed UPVC external door. The Vestibule enjoys bespoke Karndean oak flooring and cornice to the ceiling, a further modern glazed and grey oak finished door leads to the hall.

Hall

The tastefully decorated hall offers access to the lounge and downstairs Cloakroom WC plus a large walk in cupboard. Stairs rise to the upper level. The quality grey oak laminate flooring continues through from the hall and into the lounge.

Lounge

A beautifully presented public room positioned to the front of the property with a large window formation extending along the greater part of one wall and offering views of the front garden and Turpie Road. Tasteful feature wall decoration. Cornice to the ceiling. The quality grey oak finished laminate flooring continues through the lounge and into the dining room. Concealed sliding pocket doors form the divide from the lounge and dining room.



Formal Dining Room

The Formal Dining Room is semi open plan to the lounge and provides access to the kitchen. Large enough for a good sized dining room table plus additional free standing furniture. Window formation looks to the rear. Georgian style ceiling with coving and central ceiling rose, tasteful feature wall decoration.

Kitchen

Beautifully finished, the spacious kitchen enjoys an excellent supply of High End floor and wall storage units, drawer units, contrasting granite effect wipe clean work surfaces with inset circular sink, drainer and mixer taps. Integrated conventional fan assisted oven, extended five burner gas hob with glazed splash backs and modern chrome and glazed extractor. Integrated and concealed dish washer, plumbing for automatic washing machine. Power points and switches finished in brushed chrome. Quality Grey oak finished flooring. Window formation and external door exit to the generous sized rear garden. Down lighters to the ceiling.

Cloakroom WC

The handy cloakroom WC is tiled to dado rail level, two piece suite comprising low flush WC and wall mounted wash hand basin. Opaque glazed window. Slate tiled flooring.



Upper Level

Stairs and Landing

The staircase rises to the upper level, the landing has quality internal doors leading to the family bathroom and all three bedrooms. Cupboard allows for storage. Extended Ceiling hatch and folding timber ladder accesses the attic space.

Bedroom One

A superior sized double bedroom positioned to the rear of the property with triple window formation over looking the enclosed rear garden. Built in wardrobes with mirror sliding doors. Attractive feature wall decoration. Coving to the ceiling, central ceiling rose.

Bedroom Two

A second excellent sized double bedroom, this time positioned to the front of the property with window formation over looking Turpie Road. Built in wardrobe with mirror sliding doors. Tasteful decor, coving to the ceiling.

Bedroom Three

The third bedroom is again positioned to the front of the property with window formation over looking Turpie Road. Built in stairwell cupboard. Tasteful neutral feature wall decoration.



Family Bathroom

The family bathroom has been remodelled and is superbly finished, three piece suite comprises low flush WC and wash hand basin set into a tasteful vanity unit plus extra deep, extra wide bath that includes a thermostatically controlled shower (both hand held and Rain Fall head shower fitments.) Contrasting wet walling throughout. Modern panelled and mirrored ceiling with down lighters. Additional kick board mood lighting. Chrome finished ladder style heated towel rail. Opaque glazed window.

Gardens

The garden to the front and side of the property is designed for easy maintenance, mainly laid to stone chips and a large cobble effect mono block drive. The enclosed rear garden are mainly laid to lawn and includes a superb Summerhouse.

Man Cave/ She Shed (Summer House)

A fabulous, generous sized summer house is positioned within the rear garden, fully fitted and enjoying both light and power. The pool table may be included subject to price or available by separate negotiation.

Heating and Glazing

Gas central heating, Double Glazing



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

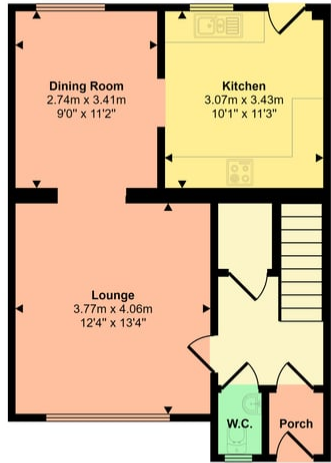
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation 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.



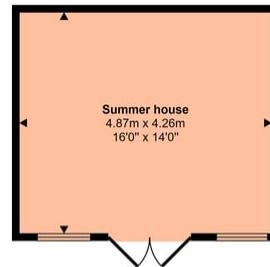
Approx Gross Internal Area
118 sq m / 1286 sq ft



Ground Floor
Approx 48 sq m / 517 sq ft



First Floor
Approx 49 sq m / 526 sq ft



Summer House
Approx 21 sq m / 223 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		88
(69-80)	C	76	
(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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