



Offers Over £399,000
Netherwood
Windygates Road



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Netherwood

Leven, KY8 4DP

A Fabulous Traditional EXECUTIVE DETACHED FAMILY HOME set in its own expansive gardens and located within a much sought after area. The property is in MOVE IN CONDITION and enjoys many traditional features yet offers IDEAL MODERN DAY LIVING. Accommodation comprises: Vestibule, fabulous Hall, most impressive of lounges, Formal Dining Room, Modern Kitchen, Utility, Downstairs WC and a further sitting room or fourth bedroom. The upper floor accommodates three further bedrooms (one en-suite) and superb traditional family bathroom. Garage, car port, summerhouse and wide sweeping drive, A SIMPLY SPLENDID FAMILY HOME.





Entrance Vestibule

Access to this fabulous family home is through a modern panelled and stain glass UPVC external door. The Entrance Vestibule enjoys coving to the ceiling and quarry tiled flooring. A further traditional glazed and panelled door leads to the hall.

Hall

The extremely spacious Reception Hall has refurbished internal doors leading to the Lounge, Formal Dining Room, the fourth bedroom (or third public room) and the breakfasting kitchen. A wide impressive staircase rises to the upper level. Cupboard offers storage. Solid wood flooring throughout. Reproduction cast iron style radiator. A Fabulous over sized stain glass window at the bottom of the stairs allows for natural light.

Lounge

A superbly appointed public room, positioned to the front of the property with the most impressive of Bay Window formations over looking the expansive, mature front garden and drive. Full cornice to the ceiling. Central Ceiling rose. Focal point for the room is a attractive open fire place set within tiled surround and hearth and heavy traditional timber mantle. In addition to the bay window, there is two further small stain glass windows to either side of the fire.

Formal Dining Room

A second beautifully appointed public room, again positioned to the front of the property with a large window formation over looking the front drive and expansive mature garden. Full Cornice to the ceiling. An open antique brick finished display fireplace with heavy timber mantle forms the central feature.



Bedroom Four (Or Third Public Room)

Presently being utilised as a further sitting room, this generous over sized double bedroom has a triple window formation looking to the side of the property. Cupboard offers storage. American oak finished laminate flooring. Coving to the ceiling.

Kitchen

The kitchen offers an excellent supply of shaker style floor and wall storage units, drawer units, display cabinets and shelving, marble effect wipe clean work surfaces with coordinated wet walled splash backs, inset one and a half basin stainless steel sink, drainer and mixer taps, Neff appliances include Integrated double eye level conventional ovens, low level integrated microwave, extended five burner hob and modern chrome finished chimney style extractor. Plumbing for dishwasher. Window formation looks to the rear. Further internal door access the rear hall.

Rear Hall

The rear hall is accessed from the kitchen and has an external rear door exiting to the expansive mature rear garden. Internal doors lead to the downstairs Cloakroom WC , a pantry (ideal storage, window formation attracts natural light) and the Utility. Tiled flooring.

Downstairs Cloakroom WC

The handy downstairs Cloakroom WC is extensively tiled, two piece suite comprises low flush WC and wall mounted wash hand basin. Heated towel rail. Opaque glazed window. Tiled flooring continues through from the rear hall.



Utility

The Utility is accessed from the hall, plumbed for automatic washing machine. Stacking system for tumble dryer. Small opaque glazed window. Tiled flooring.

Upper Level

Stairs and Upper Hall

The impressive wide staircase rises to the upper level, original oak balustrade and spindles, the spacious Upper Hall has traditional panel doors leading to the Master Bedroom, two further bedrooms and the family bathroom. Ceiling hatch leads to the attic space. Large walk in cupboard/wardrobe with circular window formation, hanging rails and shelving.

Master Bedroom

The excellent sized Master Bedroom is positioned to the front of the property with window formation over looking the front gardens, the drive and Windygates Road. Built in wardrobes with triple extra wide sliding doors extend along the full length of one wall. A further door leads to the Master En-Suite.

Master En-Suite Shower Room

The Master En-Suite shower rooms facilities comprise low flush WC, wash hand basin set into a tasteful vanity with vanity cupboard above, plus an enclosed and tiled shower compartment with "Mira Jump" electric shower. Tiled flooring, opaque glazed window.



Bedroom Two

A second generous sized double bedroom, triple window formation over looks the expansive front gardens. Built in press style cupboard. Modern high end, grey oak finished laminate flooring.

Bedroom Three

The third bedroom is again a double, with double window formation looking to the side of the property.

Family Bathroom

In tune with the theme of the house, the extremely spacious, fabulously finished family bathroom enjoys four piece suite comprising antique style low flush WC and pedestal wash hand basin, free standing roll top, double ended bath with chrome finished mixer taps and shower fittings plus a modern wet walled double shower compartment. Opaque glazed window and a Velux window allows for natural light. Tiled flooring.

Gardens

The property sits well back from the road, the expansive mature front garden enjoys a wide sweeping drive, lawns and mature trees, the drive continues to the side of the property leading to the garage. The extensive rear gardens enjoys lawns, flower beds, shrubberies and seating areas. Large garage, car port, summerhouse, greenhouse and patios.

Garage

A superb sized garage is positioned within the rear garden and is accessed from the drive to the side of the property. Light and power



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

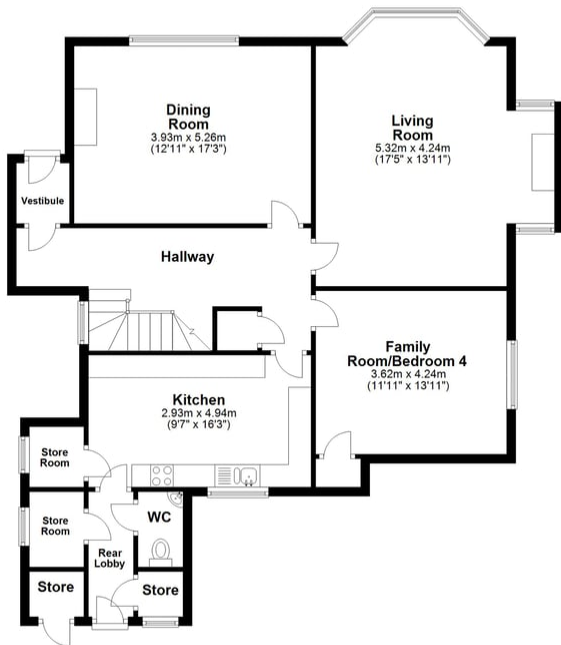
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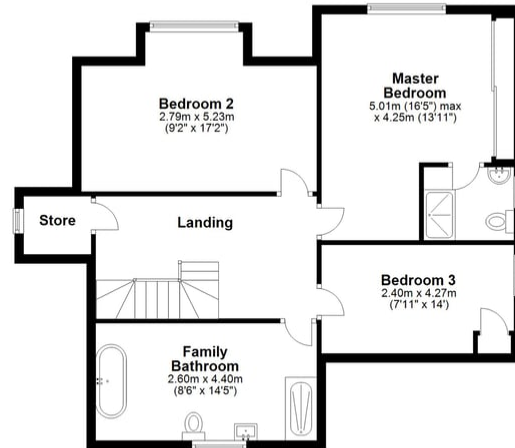
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Ground Floor
Approx. 108.6 sq. metres (1168.6 sq. feet)



First Floor
Approx. 76.9 sq. metres (827.7 sq. feet)



Total area: approx. 185.5 sq. metres (1996.3 sq. feet)

Please note floor plan is for guidance only and all efforts have been made to ensure its accuracy at time of print.
Plan produced using PlanUp.

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