



Offers Over £439,000
28 Fernbank Drive
Windygates, KY8 5FD



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Fernbank Drive

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STUNNING, A truly fabulous EXECUTIVE DETACHED VILLA, no expense has been spared in the presentation, finishing and extras within this wonderful family home. QUALITY, QUALITY, QUALITY , Boasting a thoughtfully planned and beautifully landscaped corner plot, accommodation comprises on the ground floor: Vestibule, Hall, superbly appointed lounge, High end Kitchen with integrated appliances and spacious open plan dining room, Utility Room, bedroom Five (or additional public room) and Cloakroom WC, the upper floor accommodates the Master bedroom with delux ensuite, three further double bedrooms and luxurious family bathroom with free standing double ended bath and double shower compartment. LARGE DOUBLE GARAGE, beautifully landscaped gardens with extensive drive and fabulous SUMMERHOUSE.. A FAMILY HOME THAT MUST BE VIEWED TO APPRECIATE THE QUALITY ON OFFER





Vestibule

Principle access to this stunning family home is through an attractive, high end external door with opaque glazed insert and floor to ceiling slit windows to the side. The Vestibule enjoys tile effect flooring and coving to the ceiling. Modern contrasting radiator.

Hall

The Spacious hall has quality internal doors leading to the lounge, Kitchen Dining Room, downstairs Cloakroom WC and Bedroom Five (or additional public room) The quality Moduleo (Karnndean style) flooring continues through from the Vestibule, through the hall and into the Kitchen Dining Room. Cupboard allows for storage. A superb oak and glazed staircase rises to the upper level.

Lounge

A fabulously appointed and spacious public room, triple window formation over looks the beautifully landscaped front garden and quiet cul de sac. Tasteful feature wall decoration, Georgian style two tiered ceiling with downlighters and coving. Wall bracket for flat screen television.



Kitchen with Open Plan Dining Room

As with the rest of the property, fabulously presented, the completely remodelled and integrated kitchen offers an abundance of the highest quality floor and wall storage units, drawer units, concealed recycle centre, High end Corian work surfaces with inset one and a half basin sink with mixer taps, ceramic tile splash backs. Top of the range Kitchen Aide, eye level double ovens (Self cleaning with microwave function) extended induction hob with jet glazed splash back and modern chrome finished chimney style extractor. Integrated double wine cooler. Space for American style fridge freezer (maybe included subject to price or by separate negotiation). Concealed work top lighting. Two windows look to the rear.

The spacious open plan dining room is large enough for the largest of dining tables plus additional free standing furniture, Double external French doors open into the wonderful enclosed and landscaped rear garden. Downlighter and the quality Moduleo flooring applies to both areas

Utility Room

Accessed from the Kitchen Dining Room the utility room has units that match the kitchen. marble effect wipe clean work surfaces with sink, drainer and mixer taps. Brick effect tiled splash backs. Additional cupboard houses the replacement Worcester Gas Combi Boiler. Moduleo flooring. Window formation looks to the side. External door exits to the rear garden.

Downstairs Bedroom (Bedroom Five)

Presently being utilised as a further sitting room but could easily form a spacious double bedroom. Double window formation looks to the front of the property. Coving and down lighters to the ceiling. Wall bracket for flat screen television. Built in light oak finished entertainment shelf.



Downstairs Cloakroom WC

The remodelled downstairs Cloak Room WC is tiled to dado rail level in brick effect polished ceramic tiling. Facilities comprise low flush WC and wash hand basin set into a tasteful vanity unit.

Upper Floor

Stairs and Upper Hall

The wide staircase rises to the upper level, a window formation at the top of the stairs allow for natural light. Attractive replacement glazed and light oak balustrade. The spacious upper hall offers access to a further four bedrooms and the family bathroom. Cupboard allows for storage. Down lighting and coving to the ceiling.

Master Bedroom

A fabulously presented, over sized double bedroom, positioned to the front of the property with double window formation over looking the beautifully landscaped garden, the drive and quiet peaceful cul de sac. Fully fitted wardrobes extend along the greater part of one wall. Downlighters to the ceiling. A further door leads to the ensuite shower room.

Master Ensuite Shower Room

Thoughtfully redesigned and beautifully finished, the ensuite shower room enjoys Italian style and split faced tiling throughout., Replacement facilities comprise low flush WC , wash hand basin set into an attractive Vanity and double shower compartment with drying area and German style thermostatically controlled shower that includes both hand held and rain fall shower heads. Modern vertical radiator. Additional Vanity cupboard. Opaque glazed window.



Bedroom Two

A second spacious double bedroom positioned to the front of the property with double window formation over looking the beautiful landscaped garden. Wall bracket for flat screen television. Built in wardrobe.

Bedroom Three

The third bedroom is again a generous sized double, this time positioned to the rear of the property with window formation over looking the beautiful enclosed rear garden and summerhouse. Wall bracket for flat screen television. Built in wardrobe.

Bedroom Four

The fourth double bedroom is presently being utilised as a Home Office. Window formation looks to the rear. Built in wardrobe with sliding doors.

Luxury Family Bathroom

Fabulous redesigned and upgraded, the family bathroom is extensively tiled in Italian style over sized tiling. Four piece suite comprises low flush WC, wash hand basin set into a tasteful Vanity, superb double ended free standing bath with chrome finished mixer taps and hand held shower fitments, plus an enclosed double shower with thermostatically controlled shower (Hand held and rain drop head shower fitments.) Modern towel rail. Downlighters to the ceiling. Quality tiled flooring

Double Garage

The generous sized Double garage has vehicle access from the drive through to up and over doors. Large enough for two of the largest of family cars. Light and power.



Summer House

The fantastic summerhouse is accessed through double extra wide glazed doors. Large floor to ceiling windows to either side of the doors maximises natural light. Internally the summerhouse enjoys a quality finish. Ample space and including a large split face tiled fascia and marble effect bar, ample cupboards space for beer/wine fridges (May be included subject to price or by separate negotiation) Wall lighting, down lighters to the ceiling. Simply stunning.

Gardens and Drive

The property is set upon a superb sized corner plot. The garden ground to the front of the property is of open plan design, beautifully landscaped and laid to manicured with decorative stone chipped shrubberies. plus mono block and flagstone paths. The drive is large enough for four family cars and leads to the detached double garage. The enclosed gardens to the side and rear have again been beautifully landscaped and laid mainly to lawns and raised patios with flagstone paths with the fabulous Summerhouse being the main feature.

Heating and Glazing

Gas combi central heating with new boiler and new modern radiators throughout. 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

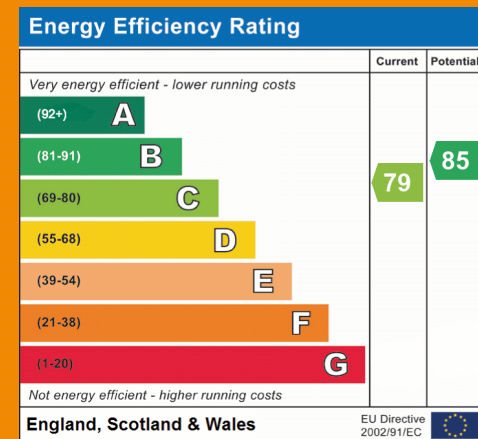
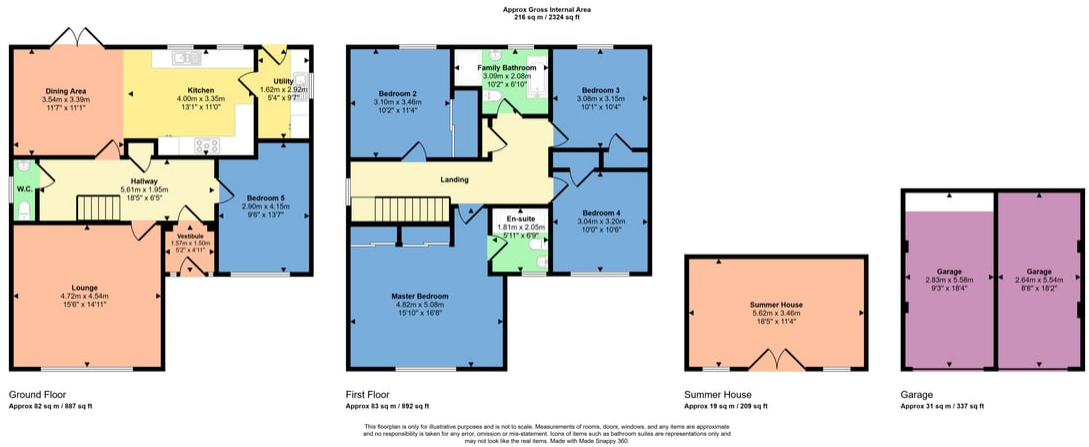
The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

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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.



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