



1 Dalgain Drive

Sorn  
Mauchline, KA5 6JR  
P.O.A.

**GREIG**  
*Residential*



# Dalgain Drive

Sorn, Mauchline, KA5 6JR

Greig Residential are delighted to present to the market this outstanding four bedroom modern detached bungalow presented in stunning first class condition throughout with an abundance of impressive modern upgrades boasting generous, modern accommodation conveniently all on the level. Positioned on an expansive corner plot with wraparound garden grounds, located in the tranquil rural village of Sorn surrounded by leafy outlooks, this home truly is one of a kind! Early viewings are advised to appreciate the high quality, enhanced fixtures and fittings on offer.





## Property Enhancements

This stunning family home boasts an abundance of enhancements and upgrades which are perfect for modern day living including: low energy LED lighting throughout, Hive smart heating system and hot water cylinder, motorized blinds throughout which can be controlled by virtual assistant technology including Alexa, Google and Apple. Ring door security camera system, alarm system and cables in place for electric car charger. Boiler fitted in 2022, newly fitted fuse board, new central heating system and Hive controlled oil condensing boiler and expanding hot water cylinder. All double glazed windows, UPVC guttering and soffits on the house and garage have all been replaced within the last two years.

## Entrance Hallway

4.10m x 2.40m (13' 5" x 7' 10") With access via the outer composite door with hardened steel security lock, the impressive 'L' shaped entrance hallway offers fresh grey decor with ceiling coving and Karndean flooring, two double door storage cupboards providing plentiful storage space, low energy LED ceiling lighting, door access to formal lounge, kitchen/diner and inner hallway.



## Formal Lounge

6.96m x 4.47m (22' 10" x 14' 8") The striking formal lounge is a sizeable main apartment boasting contemporary decor with ceiling coving and fitted carpet low energy LED lighting and feature Chesney multi fuel burning stove with wood beam above. Ceiling and wall mounted satellite speakers, wired for surround sound, dual aspect double glazed windows with one to the side and three to the front all providing open leafy outlooks and motorized blinds.

## Kitchen

4.85m x 3.35m (15' 11" x 11' 0") With modern open plan layout to dining room, the impressive JS Geddes fully fitted kitchen offering a large selection of grey shaker wall and base storage units with complimentary walnut wood work surfaces, integrated Siemens appliances including combined oven, microwave and grill, dishwasher, induction hob wine cooler and fridge/freezer. Quooker boiling water tap, Blanco stone resin sink, grey glass splashback, neutral decor and Karndean flooring. Modern under cabinet lighting, low energy LED lighting, door access to utility room and double glazed window to the rear with motorized blinds.



### Dining Room

3.44m x 2.85m (11' 3" x 9' 4") Boasting a preferred open plan layout with the kitchen, the generous dining room offers stylish neutral decor, Karndean flooring, low energy LED lighting and double door access to sitting room.

### Sitting Room

6.53m x 4.74m (21' 5" x 15' 7") The second public room is an outstanding family living space with electric fire set within a feature stone surround, contemporary grey decor, ceiling coving and fitted carpet. Low energy LED lighting and double glazed windows on three aspects to the front, side and rear allowing an abundance of light with leafy outlooks and motorized blinds.

### Utility Room

3.44m x 1.90m (11' 3" x 6' 3") Practical and separate utility room offering a selection of additional modern wall and base storage units, stone resin sink and plumbing/space for washing machine. Neutral decor, Karndean flooring, low energy LED lighting, door access to shower room and UPVC door leading out into the rear gardens with hardened steel security lock.



### Shower Room

2.68m x 1.58m (8' 10" x 5' 2") Modern three piece shower room suite comprising of wash hand basin with vanity storage unit, wc and generous walk in shower cubicle with overhead electric shower. Low energy LED lighting, chrome heated towel rail and double glazed opaque window to the rear.

### Inner Hallway

4.50m x 1.11m (14' 9" x 3' 8") Via a glazed door from the entrance hallway, the inner hallway provides access to all four bedrooms and family shower room. Storage cupboard, neutral decor, ceiling coving, fitted carpet and low energy LED lighting.

### Bedroom One

3.61m x 2.89m (11' 10" x 9' 6") The master bedroom is a sizeable double offering contemporary decor, ceiling coving and fitted carpet. Double fitted wardrobes providing ample storage space, plentiful space for freestanding furniture and double glazed window to the front with motorized blinds and open outlooks.



### Bedroom Two

3.63m x 2.82m (11' 11" x 9' 3") The second bedroom is a spacious double with tasteful decor and ceiling coving, fitted carpet, rear facing double glazed window with motorized blinds and double fitted wardrobes.

### Bedroom Three

3.24m x 2.82m (10' 8" x 9' 3") Currently utilised as a home office/study, this double bedroom is rear facing with a double glazed window with motorized blinds, stylish decor with ceiling coving and fitted carpet and practical storage cupboard.

### Bedroom Four

2.78m x 2.89m (9' 1" x 9' 6") Bedroom four is a generous double with soft neutral decor, ceiling coving and fitted carpet. Double fitted wardrobes and double glazed window to the front with motorized blinds and preferred open outlooks.



### Shower Room

2.82m x 1.66m (9' 3" x 5' 5") Magnificent three piece newly installed shower room suite comprising of wash hand basin with vanity storage, wc and generous walk in shower cubicle with Aqualisa quartz pumped overhead power shower which can be controlled by: virtual assistant technology eg Alexa etc., on wall at door of shower or in shower cubicle. Stylish powder blue brick effect tiling to walls, LVT flooring, heated towel rail, low energy LED lighting and double glazed opaque window to the rear.

### Garage Room

5.12m x 3.73m (16' 10" x 12' 3") With access via a staircase within the garage, this room provides flexible, additional living space complete with laminate flooring, neutral decor, double glazed window to the front and heating system.



## External

Boasting an expansive corner plot, this stunning home offers private garden grounds to the front, side and rear. A large manicured lawn wraps around the front and side with generous modern raised decked area, paved pathway and mature shrubbery areas and a private rear garden area laid to monobloc. Large monobloc driveway with cable for electric charging point, allowing plentiful off street parking leading to the detached brick built, two storey double garage with up and over door access.

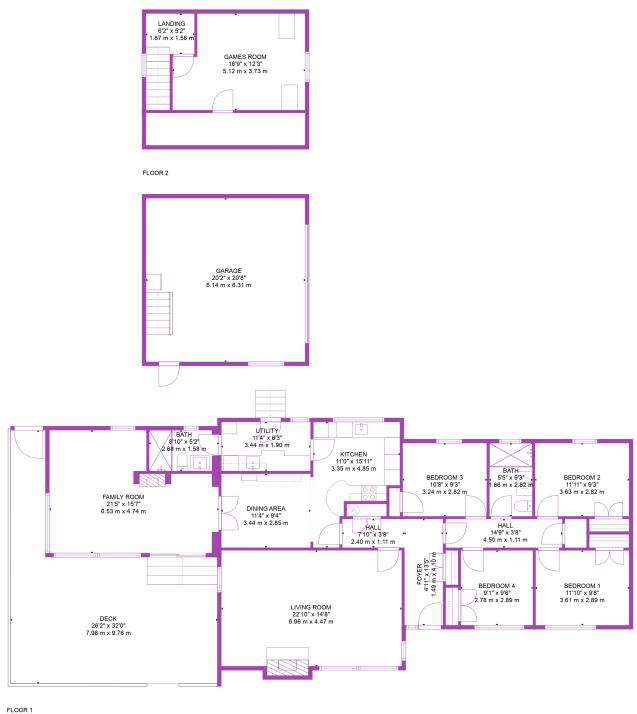
## Council Tax

Band F

## Disclaimer

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FLOOR 1

FLOOR 2

LANDING

GROSS INTERNAL AREA  
 FLOOR 1: 1712 sq. ft, 159 m<sup>2</sup>, FLOOR 2: 336 sq. ft, 31 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 417 sq. ft, 39 m<sup>2</sup>  
 DECK: 489 sq. ft, 45 m<sup>2</sup>  
 TOTAL: 2048 sq. ft, 190 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY. © FOUR WALLS MEDIA



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