

7 Badgers Green

Tornagrain, Inverness, IV2 8BH



Offers Over £430,000





Overview

- Stunning 4 bed detached villa set within exclusive development
- Immaculate, contemporary home with period charm
- Lounge, kitchen/diner/family room, utility, WC
- Principle bedroom with ensuite, 3 further double bedrooms, family bathroom
- Private walled garden, double garage, drive with parking for 4 vehicles
- EPC Band B



Description

This stunning villa was built by ZeroC in 2020 and has been built in a period style, with modern high-quality finishes throughout. In walk in condition with spacious rooms sizes, this immaculate property will appeal to many. The formal lounge is flooded with light from the double aspect windows and doors. There is a feature multi-fuel stove and French doors opening to the rear garden making it an ideal entertaining area. The heart of the home is the open plan kitchen/diner/family room. The shaker style Ashley Ann kitchen with ample units and work surfaces benefits from an integrated induction hob, extractor, double oven, fridge/freezer and dishwasher. There is a well appointed family room, which overlooks the rear garden and catches the sun throughout the day. A useful utility room and WC completes the accommodation on the ground floor. Upstairs offers 4 double bedrooms, three of which have fitted wardrobes and the principle bedroom offers an ensuite shower room. A family bathroom with shower over bath completes the accommodation. Two hall cupboards provide plenty of additional storage. The sash and case double glazing is wooden framed and there is gas central heating throughout with the benefit of PV solar panels. Completely enclosed, the level south facing rear garden offers a private place to relax. The level garden has been laid with high end artificial turf and a private patio area. The detached double garage has power and lights and the drive provides parking for 4 vehicles. Overall, this charming property would be ideal for the discerning buyer looking for a beautiful home in true walk-in condition.



Room Dimensions

Lounge	(15' 2" x 19' 9") or (4.62m x 6.02m)
Kitchen / Diner / Family	(11' 7" x 30' 5") or (3.52m x 9.26m)
Utility Room	(6' 4" x 9' 3") or (1.94m x 2.83m)
WC	(5' 7" x 4' 9") or (1.71m x 1.44m)
Principal Bedroom	(9' 6" x 15' 6") or (2.90m x 4.72m)
Principal Bedroom En Suite	(5' 1" x 8' 4") or (1.56m x 2.55m)
Bedroom 2	(9' 5" x 15' 3") or (2.88m x 4.66m)
Bedroom 3	(9' 5" x 10' 9") or (2.88m x 3.27m)
Bedroom 4	(11' 2" x 9' 6") or (3.41m x 2.90m)
Bathroom	(8' 5" x 5' 11") or (2.56m x 1.81m)





Services

Mains gas, electricity, water and drainage. Satellite, telephone and ultra fast broadband.

Extras

All fitted floor coverings, fixtures and fittings, including light fittings. Curtain poles, window blinds, shelving units and TV brackets. Integrated induction hob, double oven, extractor, fridge/freezer and dishwasher. Washing machine.

Maintenance Charges

There is a monthly factoring fee of around £20pcm to Tornagrain Services Ltd, which covers the communal grounds maintenance.

Council Tax

Band F

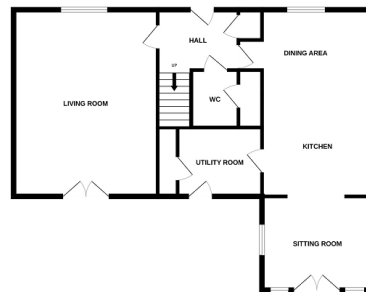
Tenure

Freehold

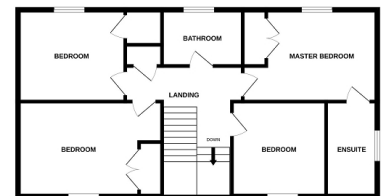
Entry

By mutual agreement.

GROUND FLOOR



1ST FLOOR



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