

23 Woodgrove Crescent

Inshes, Inverness, IV2 5HN

Offers Over £375,000





Overview

- Rarely available detached villa in prime location
- Immaculately presented, spacious family home
- Lounge, Dining Room, Open Plan Kitchen/Dining/Family Room
- Study, wc, 4 double bedrooms, en-suite, family bathroom
- Large enclosed rear garden, garden shed, driveway for 2/3 cars
- EPC Band C



Description

A fantastic opportunity to purchase this beautifully extended four bedroom detached villa, ideally located in a quiet cul-de-sac in the sought-after Inshes area of Inverness. Built by Capital Homes, this spacious property is in walk-in condition and offers flexible living for modern family life. Set on a generous plot, the home features a well-appointed lounge with a large front-facing window and French doors leading into the dining room. From here, you'll enjoy seamless access to the kitchen and rear patio, perfect for entertaining or relaxed family meals. At the heart of the home is a stunning open-plan kitchen/dining/family room. This bright and sociable space includes an integrated gas hob, electric oven with extractor, dishwasher and washing machine. French doors open directly to the enclosed rear garden, creating a natural flow between indoor and outdoor living. A separate office/sitting room offers a quiet retreat or flexible space for work or relaxation, while a ground-floor double bedroom and a convenient WC complete the lower level. Upstairs, you'll find three further double bedrooms, two with double fitted wardrobes. The principal bedroom benefits from an en-suite shower room, and a bright family bathroom serves the remaining rooms. The property offers superb storage, with two cupboards on the ground floor, three on the first floor, and a partially floored attic with Ramsay ladder. The sunny rear garden is fully enclosed and easy to maintain, featuring a patio area ideal for alfresco dining and entertaining. A timber shed provides additional storage, and the driveway offers parking for two to three vehicles. There is double glazing throughout and gas central heating served by the recently fitted boiler. This immaculate property combines generous living space, modern finishes, and a prime location, making it a perfect choice for families or anyone seeking a stylish, move-in-ready home in Inverness.



Room Dimensions

Lounge	(11' 1" x 15' 4") or (3.38m x 4.67m)
Dining Room	(9' 3" x 12' 3") or (2.81m x 3.73m)
Kitchen / Diner	(8' 2" x 12' 4") or (2.48m x 3.77m)
Family Area	(18' 10" x 9' 3") or (5.75m x 2.82m)
Study	(10' 1" x 8' 4") or (3.08m x 2.55m)
Wc	(3' 3" x 9' 1") or (1.00m x 2.78m)
Principal Bedroom	(13' 1" x 11' 2") or (3.98m x 3.41m)
Principal Bedroom En Suite	(6' 6" x 6' 3") or (1.97m x 1.90m)
Bathroom	(10' 4" x 5' 11") or (3.16m x 1.81m)





Extras

All fitted floor coverings, fixtures and fittings, including all light fittings, curtain poles and window blinds. Integrated gas hob, electric oven, extractor, dishwasher and washing machine are included in the sale.

Services

Mains gas, electricity, water and drainage. Telephone, fibre broadband.

Maintenance Charges

£45 quarterly

Council Tax

Band F

Floor Area

148 m2

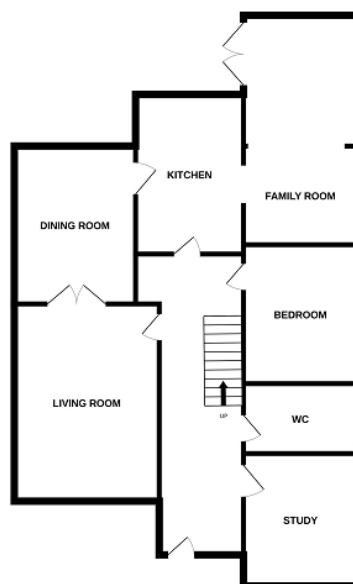
Entry

By mutual agreement.

Viewing

Dont delay - get in touch with Tailormade Moves today to arrange a viewing.

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