



ELLE MARIE
PROPERTY

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**112 CRAIGTON DRIVE, DARGAVEL VILLAGE,
BISHOPTON, PA7 5QX**



PROPERTY ADDRESS: 112 CRAIGTON DRIVE, BISHOPTON, PA7 5QX

ELLE MARIE PROPERTY is pleased to present this rarely available 4/5-bedroom detached villa, constructed by Persimmon Homes in 2016 and presented to the market in excellent condition throughout, the property is in true walk-in condition. The property offers flexible living space and has been designed with a practical layout to include front facing lounge, generous rear dining kitchen, 5 well-proportioned bedrooms and 3 bathrooms. Externally the property has a generous boundary with driveway, garage and rear enclosed garden. In more detail, the property comprises:

LOUNGE

The lounge is front facing with oak effect laminate flooring and neutral wall décor with feature wall panelling and modern brick media wall which really compliments the lounge. The window in the lounge allows good natural light to flow through the living space. There is good space for lounge furniture and furnishings.

DINING KITCHEN

The dining kitchen is to the rear of the property and is a fantastic size comprising a range of neutral modern wall and floor units. Integrated appliances include fridge freezer, washing machine and dishwasher. There is a built-in oven with stainless steel gas hob and splashback. The kitchen has space for a table and chairs and there are French doors leading to the rear garden. The flooring is oak effect laminate and newly installed vinyl and there is neutral wall décor. The kitchen also benefits from built-in cupboard.

BEDROOM 1

Bedroom 1 is front facing with carpet and neutral wall décor. There is ample space for bedroom furniture and furnishings. Bedroom 1 benefits from en-suite and fitted mirrored double wardrobe.

BEDROOM 2

Bedroom 2 is rear facing with carpet and neutral wall décor. There is good space for bedroom furniture and furnishings.

BEDROOM 3

Bedroom 3 is rear facing with carpet and neutral décor. There is good space for bedroom furniture and furnishings.

BEDROOM 4

Bedroom 4 is front facing with carpet and neutral wall décor. There is good space for bedroom furniture and furnishings.

BEDROOM 5

Bedroom 5 is located on the ground floor and is front facing and at present is being used as a home office. The wall décor is neutral, and the flooring is oak effect laminate.

BATHROOM

The bathroom is modern and comprises bath with thermostatic chrome shower, WC and wash-hand basin. The flooring is oak affect laminate and there is contemporary wall tiling.

EN-SUITE

The en-suite is in the master bedroom and is generous in size comprising WC, wash-hand basin and walk-in double fully tiled shower with chrome thermostatic shower. The flooring is oak effect laminate.

WC

The WC comprises WC and wash-hand basin and is conveniently located on the ground floor. The flooring is oak effect laminate and there is modern partial wall tiling.

EXTERNAL

Externally, the property benefits generous driveway providing good space for off-street parking and generous link detached garage which is currently being used as a home gym. The front lawn has been well-maintained with a section of lawn and footpath leading to the property. The rear garden is a fantastic size and has been well-maintained comprising a generous section of turfed lawn and a timber decked seating to the rear and is enclosed by timber fencing.

EPC Rating: C

Dimensions:

Lounge - 15' x 11'6"

Kitchen/Dining Room - 24'6" x 8'8"

Bed Five / Reception - 8'8" x 7'11"

Master Bedroom - 12'8" x 11'4"

Bedroom Two - 12'3" x 9'

Bedroom Three - 8'9" x 8'7"

Bedroom Four - 8'9" x 8'8"

WC – 1.90m x 1.08m

Bathroom – 2.73m x 1.89m

En-suite – 2.67m x 1.30m





























Viewing: by appointment only
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