



**ELLE MARIE PROPERTY**

**8 GATEHEAD DRIVE, BISHOPTON, PA7 5QQ**



**PROPERTY ADDRESS: 8 GATEHEAD DRIVE, BISHOPTON, PA7 5QQ**

ELLE MARIE PROPERTY is pleased to present this seldom available 3/4-bedroom semi-detached villa located in sought after Gatehead Drive in the north of Dargavel Village, Bishopton, constructed by Persimmon Homes 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 rear facing lounge and separate modern kitchen, 3 generous bedrooms on the first floor, family room/4<sup>th</sup> bedroom on the ground floor and 3 bathrooms. Externally, the property benefits from driveway with space for 2 cars and landscaped rear enclosed garden with garden room. In more detail, the property comprises:

**LOUNGE**

The lounge is generous in size and is rear facing with neutral carpet and wall décor. There is good space for lounge furniture and furnishings. The window in the lounge allows good natural light to flow through the living space.

**KITCHEN**

The kitchen has been designed and finished to a high standard and comprises a range of modern wall and floor units with built-in oven, microwave, hob and integrated fridge freezer. The flooring is modern vinyl click and there is partial modern tiling. The kitchen also benefits from breakfasting bar and French doors which open out to the rear landscaped garden.

**MASTER BEDROOM**

The master bedroom is generous in size and 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 built-in double wardrobe.

**BEDROOM 2**

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

**BEDROOM 3**

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

**FAMILY/TV ROOM/BEDROOM 4**

The family room is located on the ground floor and has been constructed to a high standard. This room is versatile for use as a family/tv room or 4<sup>th</sup> bedroom. The wall décor is neutral, and the flooring is modern vinyl click. The large window allows good natural light and there is a built-in cupboard for storage.

**BATHROOM**

The bathroom is modern and comprises bath with wall mounted electric shower, WC and wash-hand basin. The flooring is modern vinyl and there is partial contemporary wet wall panelling.

## EN-SUITE

The en-suite in the master bedroom has been upgraded and designed and finished to a high standard and is generous in size comprising double walk-in shower quadrant with thermostatic chrome shower, contemporary wash-hand basin, WC and chrome heated towel rail. The flooring is modern vinyl click with composite wall tiling.

## WC

The WC is conveniently located on the ground floor and comprises WC and wash-hand basin. The flooring is modern vinyl click and the wall décor is neutral.

## GARDEN ROOM

The composite garden is a fantastic addition to the rear garden and has been constructed and finished to a high standard. The garden room is versatile for use as a home office, TV room or outdoor entertaining. The flooring is modern vinyl click and the wall décor is neutral and there are French doors which open out into the garden.

## EXTERNAL

Externally, the property benefits from driveway providing space for 2 cars. The rear garden has been designed and landscaped to a high standard comprising a section of artificial lawn enclosed by a slabbed patio section. There is plenty of space for garden furniture and accessories. The garden also benefits from garden room and the garden is enclosed by timber fencing with a section to the side with timber gate access. The garden also benefits from large garden shed for storage. The garden is perfect for enjoyment in the spring and summer months and is child friendly.

EPC Rating: B

Dimensions:

Lounge – 16'9"X10'6"

Kitchen – 8'2"x11'6"

Master Bedroom – 12'2"X11'10"

Bedroom 2 – 9'2"X7'2"

Bedroom 3 – 9'2"X8'6"

Family Room/Bedroom 4 – 7'7"x16'9"

Garden Room – 9'4"x10'8"

Bathroom – 6'11"x6'7"

En-suite – 7'3"x4'11"

WC – 3'11"x6'11"





































Viewing: by appointment only  
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