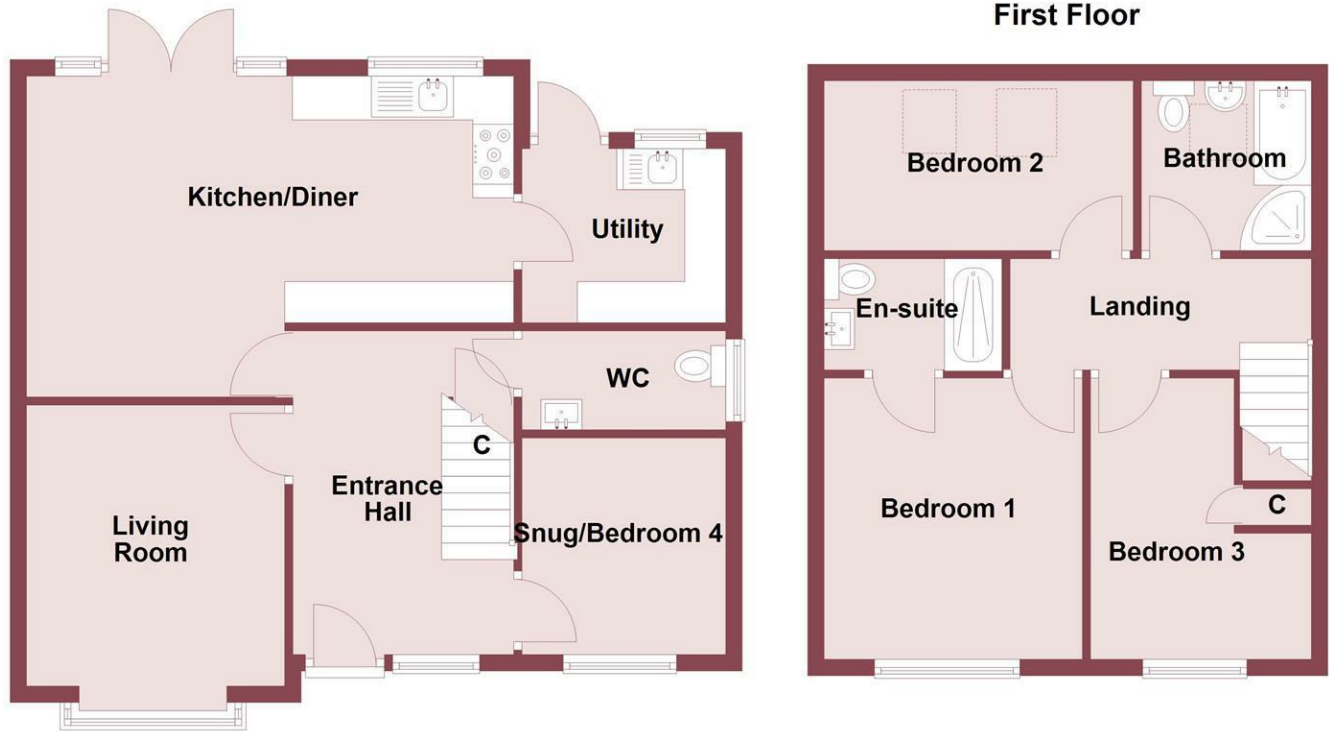




Ground Floor

First Floor



## Shones Croft, Ness, CH64 4BE

£425,000

4 Bedroom 2 Reception 2 Bathroom B

\*\*Drop Your Bags and Move Straight In - Five Years Remaining on NHBC - Stunning Inside and Out\*\*

Hewitt Adams are thrilled to showcase this stunning 3/4 bedroom semi-detached house on 'The Signature Development' constructed in 2020, a new development ideally located in Shones Croft in the heart of the picturesque village of Ness. The property is within easy reach of excellent amenities, good transport links and a catchment for highly acclaimed schools. This property has been thoughtfully designed is finished to the highest specification by the local developer. Further boasting gas central heating, double glazing throughout and ample off road parking, this particular property is the largest semi of the new builds!

In brief the bright and spacious accommodation affords; entrance hallway, WC, living room, family kitchen/diner, a further reception room/bedroom and a utility room. To the first floor there are three well proportioned bedrooms the master benefiting ensuite. There is also a spacious and beautifully fitted family bathroom.

Externally, to the front of the property there is a landscaped garden with parking for multiple cars, gated access to the rear. To the rear there is also landscaped garden with a natural stone patio area - perfect for enjoying the summer sun, secure fenced boundaries, established shrubs, this stunning detached build occupies a generous and relatively private plot.

The property also comes with a year New Build Warranty with 5 years remaining.



Entrance Hallway

16'07 x 6'11 (5.05m x 2.11m)

Composite front door, window to front elevation, Karndean flooring, central heating radiator, stairs to first floor, understairs storage cupboard, doors to;

WC

5'01 x 4'02 (1.55m x 1.27m)

A spacious WC comprising WC, wash hand basin, window to side elevation.

Living Room

14'11" x 12'5" (4.57 x 3.80 )

Box bay window to front elevation, central heating radiator.

Snug/Bedroom 4

11'5" x 8'2" (3.50 x 2.50 )

Window to front elevation, central heating radiator.

Kitchen/Diner

21'11 x 14'07 (6.68m x 4.45m)

A beautiful open plan kitchen/dining/living area comprising of a range of well appointed wall and base units with complementary work surfaces incorporating one and half sink and drainer, integrated appliances includes; double oven, dishwasher, fridge and freezer, five ring gas hob with extractor over, windows and French doors to rear aspect overlooking the garden, central heating radiator, oak door to utility room.

Utility Room

8'09 x 7'08 (2.67m x 2.34m)

Further wall and base units with sink and drainer, space and plumbing for washing machine, fridge freezer and tumble dryer, wall mounted boiler, window and door to rear aspect.

Landing

Doors to;

Bedroom 1

13'3" x 11'9" (4.06 x 3.60 )

Window to front elevation, central heating radiator, built in wardrobes, door to ensuite.

Ensuite

8'06 x 3'11 (2.59m x 1.19m)

Walk in shower cubicle, wash hand basin with vanity unit, push button WC, wood effect flooring, chrome heated towel rail, frosted double glazed window to the side elevation.

Bedroom 2

13'3" x 9'8" (4.06 x 2.96 )

Two Velux windows, central heating radiator.

Bedroom 3

14'1" x 9'4" (4.30 x 2.85 )

Window to front elevation, central heating radiator, storage cupboard.

Bathroom

9'4" x 7'4" (2.85 x 2.26 )

A spacious bathroom comprising; panelled bath, walk in shower cubicle, wash hand basin with vanity unit, inset spotlights, tiled walls, chrome heated towel rail and a Velux window.

