

40A ROSEWELL DRIVE LOCHORE, KY5 8DR

£259,995
FREEHOLD

**** NEW PRICE ****

Nestled on the charming Rosewell Drive in Lochore, this stunning individually designed extended detached bungalow offers a perfect blend of comfort and modern living. Built in the 1990s, this property boasts a generous 1,249 square feet of well-appointed space, making it an ideal home for families or those seeking a peaceful retreat. As you enter, you are welcomed by a spacious reception hall/ sun room, perfect for enjoying the natural light throughout the day. The beautiful sitting room provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The modern dining kitchen is a true highlight, featuring contemporary fittings that cater to all your culinary needs.

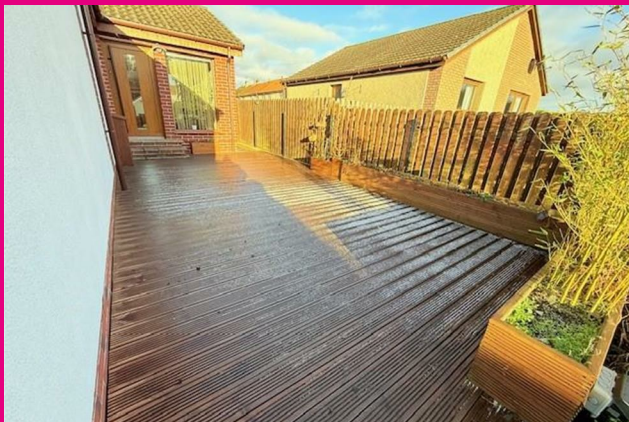
This bungalow comprises three generously sized double bedrooms, ensuring ample space for family or guests. The luxury bathroom & shower-room have been thoughtfully designed to offer a serene escape, complete with high-quality fixtures and finishes. Additionally, the home has been updated to a high standard, ensuring energy efficiency and comfort throughout. Further benefitting from DG- GCH (Underfloor heating to kitchen/ bathroom & shower-room) - EPC A - PV Solar Panels -Workshop & Summerhouse. Extras available by separate negotiation..



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40A ROSEWELL DRIVE

• **** NEW PRICE **** STUNNING 3 DBL BEDROOM EXTENDED
DETACHED BUNGALOW • GENEROUS GARDENS FRONT/ SIDE &
REAR • LARGE DRIVE WITH ELECTRIC GATE - WORKSHOP -
SUMMERHOUSE • DG- GCH - EPC A - HOME REPORT
£270,000 • MODERNISED INTERNALLY TO HIGH
STANDARD • LUXURY BATHROOM & SHOWER-
ROOM/WC • MODERN DINING KITCHEN & INTEGRATED
APPLIANCES • FLOORED LOFT - INDIVIDUAL HIGH
SPECIFICATION FINISH • SUPERB FAMILY HOME - ENERGY
EFFICIENT FAMILY HOME • VIEWING HIGHLY RECOMMENDED



FULL DESCRIPTION

**** NEW PRICE **** Nestled on the charming Rosewell Drive in Lochore, this stunning individually designed extended detached bungalow offers a perfect blend of comfort and modern living. Built in the 1990s, this property boasts a generous 1,249 square feet of well-appointed space, making it an ideal home for families or those seeking a peaceful retreat. As you enter, you are welcomed by a spacious reception hall/ sun room, perfect for enjoying the natural light throughout the day. The beautiful sitting room provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The modern dining kitchen is a true highlight, featuring contemporary fittings that cater to all your culinary needs.

This bungalow comprises three generously sized double bedrooms, ensuring ample space for family or guests. The luxury bathroom & shower-room have been thoughtfully designed to offer a serene escape, complete with high-quality fixtures and finishes. One of the standout features of this property is the extensive parking available for up to ten vehicles, making it perfect for those with multiple cars or for hosting gatherings. Additionally, the home has been updated to a high standard, ensuring energy efficiency and comfort throughout. Further benefitting from DG- GCH (Underfloor heating to kitchen/ bathroom & shower-room) - EPC A - PV Solar Panels -Workshop & Summerhouse. Extras

available by separate negotiation. Viewing Highly Recommended of this stunning family home.

LOCATION

Lochore is a small village offering excellent local amenities, road links for commuting via A92 and rail links to Fife circle at Lochgelly. A particular feature locally is Lochore Meadows Country Park providing a variety of leisure pursuits and 9-hole golf course. The nearby town of Lochgelly provides, Primary, Secondary Schooling and local shops/ amenities.

ENTRANCE/ SUN ROOM

Welcoming entrance & sunroom with external doors to front & rear. Feature stone clad wall. Oak facings & flooring. Downlighting. Oak pocket door to Shower-room. Touch sensor control lighting. Slim black radiator.

SHOWER-ROOM/WC

Finished to a high standard to include double shower with feature wall. Vanity unit. Low level wc. Heated vanity mirror. Bespoke tiling to floor & wall. Frost DG window. Under floor heating.

HALLWAY

Finished with feature stone clad wall. Triple sliding doors conceal generous storage. Downlighting. Oak wood flooring. Touch sensor control lighting. Oversized hatch with wooden ladder to part floored loft with eaves storage. Power & light.

LOUNGE

Tastefully finished with Oak door & facings. Speakers fitted to ceiling with downlighting. TV projector/ screen & high-end speaker system is available by separate negotiation. 2 DG windows. Oak wood floor. Touch sensor-controlled lighting &

DINING KITCHEN

Generously proportioned & fitted with modern wall & base cabinets, wipe clean worktop surface, inset sink & mixer tap. Integrated 6 burner Induction hob, oven, microwave, dishwasher. Under units lighting., 2 DG windows. Tiled floor. Downlighting. Touch sensor-controlled lighting. Under floor heating.

FAMILY BATHROOM/ UTILITY AREA

Updated to a high standard to include stand-alone bath, vanity unit, low level wc. Heated Vanity mirror. Bespoke tiling to floor & wall. Downlighting. Slim towel radiator. Under floor heating. Frost DG window. Plumbing/ Space for white goods appliances.

BEDROOM 1

Double bedroom with triple fitted wardrobes. DG window. Oak wood floor.

INNER HALL

Oak facings, doors & flooring.

BEDROOM 2

Generous second double bedroom with triple fitted wardrobes. DG window. Oak wood floor.

BEDROOM 3

Third spacious double bedroom with triple fitted wardrobes. DG window. Oak wood floor.

EXTERNAL

Nestling in a private plot features lawn to front section, decked front entrance area, bordered by plants & shrubs. Security lighting. To rear a mono block paved courtyard style garden with Workshop & Summerhouse included in sale. External lighting. Water tap. PV panels & external breathable wall insulation maximise the efficiency of the home.

LARGE DRIVEWAY

Electric controlled gate. Mono block paved drive provides off street parking for several vehicles.

SUMMERHOUSE

2 DG windows. DG French doors. Power & light.

WORKSHOP

Ideal store.

40A ROSEWELL DRIVE





Illustration For Identification Purposes Only. Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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