



## 6 HALLFIELDS PLACE

LEVEN, KY8 5HH

**£339,995**  
FREEHOLD

A must view property! New for sale an exceptional value Modern Detached Bungalow updated & extended to provide a superb home for a growing family or equally 2 families moving together with space for all. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale this expansive home over 2000 square foot of living accommodation comprising: Reception Hall - Five Bedrooms Two En-Suite - Spacious Lounge- Conservatory - Home Office - Dining Kitchen - Utility Room - Family Bathroom. Externally large drive leads to double garage currently utilised as home gym. Generous landscaped garden grounds encompass this home in all aspects. Benefitting from DG- GCH - EPC C - Home Report £420,000. Early Viewing Recommended.



**home sweet home**  
estate agents  
your local property experts

# 6 HALLFIELDS PLACE

• EXTENDED DETACHED BUNGALOW OVER 2000 SQ FOOT • HOME REPORT £420,000 • 5 DBL BEDROOMS - 2 EN-SUITE • LOUNGE - CONSERVATORY - HOME OFFICE • DINING KITCHEN - UTILITY • LARGE DRIVE- DOUBLE GARAGE • GENEROUS CORNER GARDENS • FAMILY BATHROOM/WC • VIEWING RECOMMENDED • DG- GCH 4 YEARS OLD -EPC C



## FULL DESCRIPTION

New for sale an exceptional value Modern Detached Bungalow updated & extended to provide a superb home for a growing family or equally 2 families moving together with space for all. Award Winning Home Sweet Home Estate Agents Fife are delighted to offer for sale this expansive home over 2000 square foot of living accommodation comprising: Reception Hall - Five Double Bedrooms Two En-Suite - Spacious Lounge- Conservatory - Home Office - Dining Kitchen - Utility Room - Family Bathroom. Externally large drive leads to double garage currently utilised as home gym. Generous landscaped garden grounds encompass this home in all aspects. Benefitting from DG- GCH - EPC C - Home Report £420,000. Early Viewing Recommended.

## LOCATION

Popular town of Kennoway enjoys a strong community involvement to include Primary School. A wide range of local shops are offered with excellent road/ bus links for the commuter throughout Fife. Newly opened Cameron Bridge Railway Station servicing the Fife circle & beyond.

## RECEPTION HALLWAY

Welcoming entrance leads to all accommodation on 1 level. Double cloaks storage.

## LOUNGE

Generous main living room. Downlighting. DG window to front. Carpet.

## DINING KITCHEN

Well proportioned & fitted with a range of modern wall & base cabinets, wipe clean worktop surface, integrated gas hob, double oven, dishwasher, freezer. Deep store & glass display cupboard. DG window to rear. Feature French doors to Conservatory.

## UTILITY ROOM

Base storage. Hatch with pull down ladder to floored loft housing boiler installed 4 years ago. Security door to garden

## CONSERVATORY

Versatile second sitting/ dining room with garden aspect. DG windows. DG French doors to garden. Tiled floor. Downlighting.

## MASTER BEDROOM

Spacious main double bedroom. DG window to front. Coved edging. Carpet.

## EN-SUITE SHOWER-ROOM

Features double shower, wash hand vanity unit, low level wc. Frost DG window. Chrome towel radiator. Downlighting. Tiled floor.

## BEDROOM 2

Second double bedroom with en-suite. DG window to rear. Carpet.

## BEDROOM 3

Good size 3rd double bedroom with 2 double wardrobes. DG window to front. Carpet.



#### **BEDROOM 4**

Fourth double bedroom with double wardrobe. DG window to front. Carpet.

#### **BEDROOM 5**

Bright 5th bedroom with 2 double wardrobes. DG window to rear. Laminate floor.

#### **HOME OFFICE**

Versatile home office with DG window to rear enjoying garden aspect. Carpet.

#### **FAMILY BATHROOM**

Comprising spa bath with overhead electric shower, wash hand vanity unit, low level wc. Frost DG window. Tiled floor & wall. Frost DG window.

#### **EXTERNAL**

Generous enclosed garden grounds to front/ side & rear.

#### **DRIVEWAY**

provides off street parking for several cars.

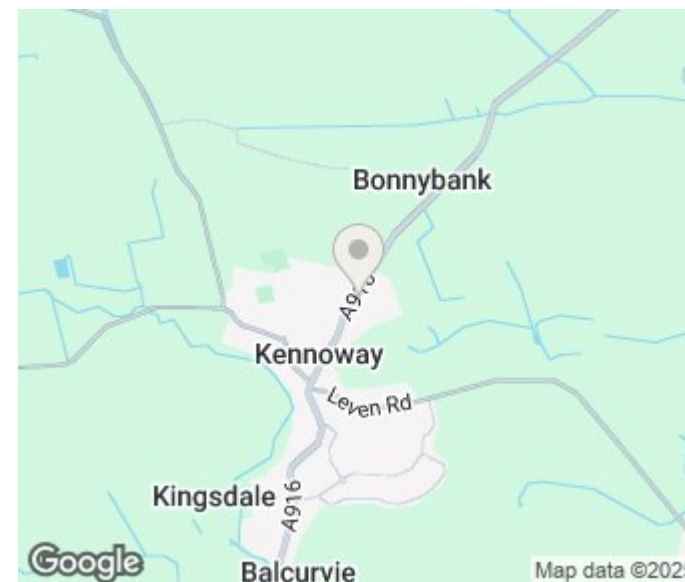
#### **DOUBLE GARAGE**

Detached double garage currently utilised as home gym. Power, light, side access from rear.

## **6 HALLFIELDS PLACE**



# 6 Hallfields Place , Kennoway KY85HH



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Scotland</b>	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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