

DRAFT DETAILS

Constables
SALES & LETTINGS



4



3



3



C

9 Greenhill Avenue Deeside

£599,950



- Large Detached Family Home
- Sweeping Views over Fields
- Four / Five Bedrooms
- Master Dressing Room & En-Suite
- Resin Driveway
- Bi-Folding Doors onto Garden

Constables are delighted to offer to the market this immaculately presented four / five bedroom detached family home – sitting proudly on a generous plot in a highly sought-after location.

Step inside and be greeted by a natural flow throughout the ample downstairs accommodation. Storage is plentiful, and open-plan living all facing the impressive garden and views over fields. An additional room currently serves as a home gym, but could be utilised as a bedroom, a playroom, or even a home cinema!

Upstairs, discover four spacious double bedrooms with fitted storage, with a particular highlight being the fabulous master suite. This tranquil haven boasts a dedicated dressing area and a luxurious en suite bathroom with both a bath and a shower.

Modern conveniences are all taken care of – the property is fully double glazed for comfort and efficiency. Stepping outside, you'll be captivated by the stunning garden, a perfect space for relaxation or family fun. Excellent transport links are close by, and the property falls within the catchment area for well-regarded schools.

Don't miss out on this exceptional opportunity – book an early viewing to secure your dream home!



Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hall

Lounge
15'6 x 13'1

Kitchen / Diner
29'1 x 13'8

Sun Room
15'9 x 10'9

Office
7'9 x 9'1

Family Cinema room / Gym / Bedroom
15'8 x 10'3

Utility Room
6'1 x 11'9

Downstairs Cloakroom

Landing

Master Bedroom
15'8" x 15'5"

Dressing Room

Master En-Suite
10'5" x 6'5"

Second Bedroom
12'6 x 13'5

Third Bedroom
12'2 x 12'4

Fourth Bedroom
12'4 x 13'9

Family Bathroom
11'11" x 7'7"







