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12 Riddock Gardens, Forres, IV36 2QE



We are delighted to offer this immaculately presented Springfield Properties “Beauly” style four bedroom link-detached House located in a popular residential area of the picturesque town of Forres.

LINK-DETACHED HOUSE
FOUR BEDROOMS
IMMACULATLY PRESENTED
FREEHOLD
POPULAR RESIDENTIAL LOCATION
SUN ROOM WITH BI-FOLD DOORS
LEADING TO PRIVATELY ENCLOSED
LANDSCAPED REAR GARDEN
GAS CENTRAL HEATING
ALUMINIUM CLAD TIMBER TRIPLE GLAZING
GARAGE
ELECTRIC CAR CHARGING POINT
LOC BLOC DRIVEWAY
COUNCIL TAX BAND E
EPC RATING C

Offers Over
£295,000

F308

This stunning four bedroom link-detached house which is in walk-in condition throughout is located in a popular residential area close to all local amenities, shops and transport links. The well proportioned property benefits from aluminium clad timber Triple Glazing and Gas Central Heating.

The immaculately presented accommodation comprises:- exceptionally bright and spacious Lounge with window to the front allowing natural light to flood in, downstairs w.c., high spec. fully fitted dining Kitchen featuring a good range of wall and base mounted units, integrated double oven, gas hob, dishwasher and cooker hood together with a built in breakfast bar to accommodate all of your informal dining requirements. The open plan Dining Area provides ample room to facilitate a large family size dining table. Off the dining room can be found a light and airy Sun Room with bi-fold doors leading to a well manicured, landscaped rear garden. There is also a well proportioned Utility Room creating additional storage facilities. On the upper floor can be found four good sized double bedrooms with built in wardrobes providing additional storage. The beautifully presented en-suite Shower Room is located off the principle Bedroom and has a walk-in shower cubicle, heated towel ladder and under sink storage. There is also a stylish Family Bathroom incorporating a three piece suite and shower over bath.

Outside, the property sits in enclosed gardens to both the front and rear. The rear garden is beautifully landscaped, offset with a selection of shrubs and bushes with a decked area providing an ideal space for relaxing, entertaining or catching the sun. Driveway, Integral Garage and Electric Car Charging Point.

This is a stunning property set in a popular residential location and would make a lovely family home. An internal viewing is highly recommended to appreciate the bright, spacious accommodation and attractive décor on offer.













If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

Vestibule:	1.78m x 1.59m (5'10" x 5'2")
W.C.:	1.77m x 2.02m (5'10" x 6'8")
Lounge:	3.88m x 4.00m (12'9" x 13'2")
Hallway:	3.88m x 1.36m (12'9" x 4'6")
Kitchen/Diner:	7.38m x 3.18m (24'2" x 10'5")
Sun Room:	5.65m x 3.44m (18'7" x 11'3")
Utility Room:	2.92m x 1.69m (9'7" x 5'6")
Bedroom 1:	4.17m x 3.17m (13'8" x 10'5")
En-suite Shower Room:	1.58m x 1.72m (5'2" x 5'8")
Bedroom 2:	2.92m x 3.17m (9'7" x 10'5")
Bedroom 3:	3.25m x 3.17m (10'8" x 10'5")
Bedroom 4:	2.47m x 3.17m (8'1" x 10'5")
Bathroom:	2.95m x 1.95m (9'8" X 6'5")
Garage:	5.31m x 2.96m (17'5" x 9'9")

Water Mains **Drainage Mains** **Broadband Wireless*** **Mobile Coverage Available***

*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.

