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31 Croft Road, Forres, IV36 3JS



This very spacious and immaculately presented four bedroom detached Bungalow with garage is located at the bottom of a quiet cul-de-sac close to the Town Centre.

DETACHED BUNGALOW
FOUR BEDROOMS
FREEHOLD
IMMACULATLY PRESENTED
MUCH SOUGHT AFTER RESIDENTIAL AREA
PRIVATELY ENCLOSED GARDENS
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
OFF-STREET PARKING
GARAGE
DRIVEWAY
COUNCIL TAX BAND F
EPC RATING C

Offers Over
£360,000

This beautifully presented four bed roomed detached Bungalow is located in a much sought after residential location and is in walk-in condition throughout. The well proportioned property benefits from UPVC Double Glazing and Gas Central Heating.

The good sized accommodation comprises: exceptionally spacious open plan Lounge/Dining Room creating a bright and airy living space with a Snug/Family Room located off the dining room providing a lovely, informal relaxation area.

Recently extended to provide a new Kitchen and Utility Room the high spec. modern fitted Kitchen benefits from a roof lantern allowing natural light to flood in and has been fully equipped with twin integrated combination ovens, fridge/freezer, dishwasher, Belfast sink, induction hob and microwave together with good quality granite worktops and splashbacks. The separate Utility Room provides additional washing and storage facilities.

The property also benefits from four good sized double Bedrooms, three of which incorporate built in wardrobes with a nicely decorated en-suite Shower Room located off the principle Bedroom.

The stylish family Shower Room has a large walk in shower cubicle with under sink storage.

Outside, the property sits in gardens to both the front and rear. The front garden is laid to lawn with a large gravel driveway providing ample space for parking several cars. The rear garden is privately enclosed and laid to lawn offset with a large hedge.

Timber shed and workshop with power and light.

Garage with electric door.

This spacious property is set in an enviable location and would make a lovely family home. An internal viewing is highly recommended.













Vestibule:	1.61m x 1.10m	(5'3" x 3'7")
Lounge:	6.45m x 5.66m	(21'2" x 18'7")
Hallway:	3.61m x 6.71m x 1.41m	(11'10" x 22'0" x 4'7")
Kitchen:	3.13m x 3.11m	(10'4" x 10'2")
Dining Room/Family Room:	3.66m x 3.60m	(12'0" x 11'9")
Utility Room:	2.58m x 1.26m	(8'5" x 4'2")
Bedroom One:	3.03m x 2.78m	(9'11" x 9'1")
En-Suite:	1.81m x 1.79m	(5'11" x 5'10")
Bedroom Two:	2.97m x 2.69m	(9'9" x 8'10")
Bedroom Three:	3.59m x 2.70m	(11'9" x 9'0")
Bedroom Four:	3.06m x 2.70m	(10'0" x 8'10")
Shower Room:	2.67m x 1.78m	(8'9" x 5'10")
Garage:	6.07m x 3.31m	(19'11" x 10'10")
Workshop:	4.77m x 2.34m	(15'8" x 7'8")



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.