



31 Countesswells Park Drive, Countesswells, Aberdeen

Offers over £388,000



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Freehold | EPC rating: B

- Spacious detached family home with garage
- Large South facing Rear Garden
- Modern open plan living area with patio doors to rear garden

- Four Bedrooms and Four Modern Bathrooms
- Composite decking & artificial grass fitted 2019
- Master bedroom with walk-in wardrobe and en-suite shower room



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Description

Northwood is delighted to offer for sale this bright and spacious modern detached four bedroom, four bathroom family home in the new residential development of Countesswells. The property is presented in immaculate order throughout and in benefits from a large south facing rear garden and garage, viewing is highly recommended to appreciate the exceptional standard of this property.

This detached four bedroom home, measuring a generous 132 sqm2, provides spacious family living accommodation to a very high standard. The property also benefits from being located on a spacious corner plot, single garage, driveway with parking for two cars to the front of the property and a fully enclosed south facing garden to the rear of the property, with decking area and artificial grass laid in 2019.

The ground floor comprises: entrance hall with a cloakroom W/C, formal lounge, bright and spacious open plan fully fitted kitchen with integrated white goods, spacious dining and family area with patio doors leading to the garden and a laundry zone. On the first floor; landing with storage cupboard, master bedroom with en-suite shower room and walk-in wardrobe, guest double bedroom with en-suite and built in wardrobe, a further double bedroom with built in wardrobe, single bedroom with ample room for freestanding furniture and family bathroom with shower over bath.

The property benefits from gas central heating and double glazing throughout. The development is well maintained by the factoring company. Further details are available upon request.

The sale will include all flooring, light fittings, first floor blinds, all window coverings on ground floor, integrated appliances and outdoor awning.

Located in the new residential development of Countesswells, this property provides an easy commute to the new AWPR, Prime Four Business Park, Aberdeen Airport and TECA exhibition centre. The property has established public transport links to the City Centre and has easy access to Westhill, Kingswells and Cults. There are plenty of walks in both Countesswells and Hazlehead Woods and parks nearby. The development itself has plans for two new primary schools, a purpose built academy and a community centre.

Viewings are highly recommended to appreciate this beautiful property in a vibrant new community. To arrange a viewing; in the first instance please contact the owner Mrs Walker directly on 07786 026307, otherwise please contact Northwood Aberdeen on 01224 218450.

Note- the owner of this property is an employee of Northwood.

Photographs



Rooms

Entrance Hall

Front door leading to entrance hall with grey carpet, neutral wall coverings and access to living room, kitchen living area, WC, under-stairs cupboard and upstairs-

Living Room

Views to front of property, white wooden door, neutral wall coverings, grey carpet, radiator, ceiling light, fitted electrics for wall mounted TV, high quality blinds and curtains

8.2ft x 16.4ft (2.5m x 5m)

Kitchen / Dining / Living Area

Wooden white door, grey Amtico flooring, neutral wall coverings, 2 radiators, pendant light fittings, smoke & heat alarm, white high gloss kitchen, integrated dishwasher, fridge freezer, oven, gas hob, patio doors and windows facing rear of property

10.5ft x 26.9ft (3.2m x 8.2m)

Laundry Zone

Light grey doors, storage for washing machine and tumble dryer, spacious shelving

Downstairs WC

Wooden white door, white sink with under sink storage, toilet, spot lights, Amtico flooring, neutral wall coverings

Master Bedroom

Wooden white door leading to spacious master bedroom with walk-in wardrobe, radiator, window to front of property with white fitted blind, pendant light fitting, grey carpet, neutral wall coverings

10.8ft x 11.2ft (3.3m x 3.4m)

Master Bedroom Ensuite

Wooden white door accessed from master bedroom, walk in double shower, white sink and toilet, built in under-sink storage, spot lights, neutral Amtico flooring, towel rail radiator

Guest Bedroom

Wooden white door leading to spacious guest bedroom with built-in wardrobe, radiator, window to front of property with white fitted blind, pendant light fitting, grey carpet, neutral wall coverings

8.9ft x 11.2ft (2.7m x 3.4m)

Rooms

Guest Bedroom Ensuite

Wooden white door accessed from guest bedroom, walk in shower, radiator, window to side of property, neutral Amtico flooring, blind

Bedroom 3

Wooden white door leading to double Bedroom 3, built-in wardrobe, window to rear, white blind, grey carpet, neutral wall coverings
9.5ft x 10.8ft (2.9m x 3.3m)

Bedroom 4

Wooden white door leading to single bedroom 4, window to rear, white blind, grey carpet, neutral wall coverings
7.5ft x 8.9ft (2.3m x 2.7m)

Family Bathroom

Modern family bathroom with shower over bath, neutral tiles, neutral Amtico flooring, window to rear of property, neutral wall coverings, blind, fitted storage

Garage & Driveway

Single integrated garage with; electricity, boiler (serviced annually). Space for two cars in driveway

Garden

Set in a corner plot with spacious front and rear garden; front garden with artificial grass and porcelain slabs to side and rear of property, path leading to front entrance; South facing rear garden with large composite decking area and raised plant bed, large BBQ area to side of property, artificial grass; the garden has been fitted with drainage

External Areas

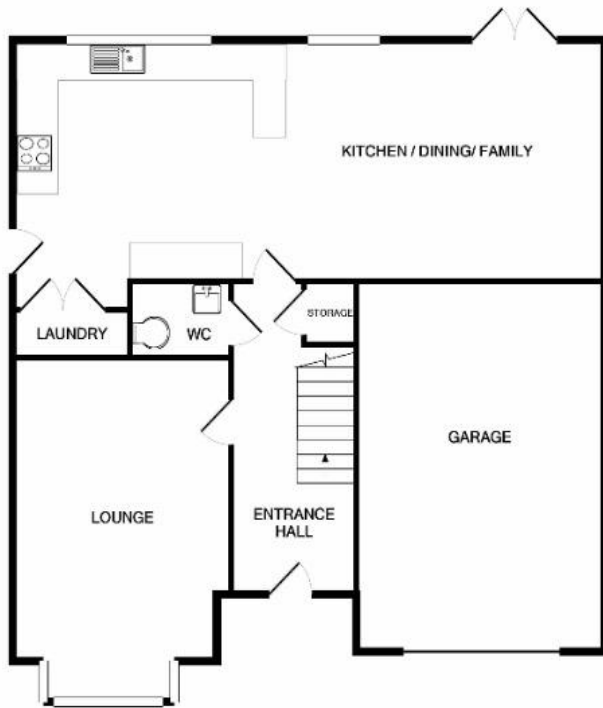
There is factoring within the development with quarterly maintenance fee; further information can be provided on request

More photographs

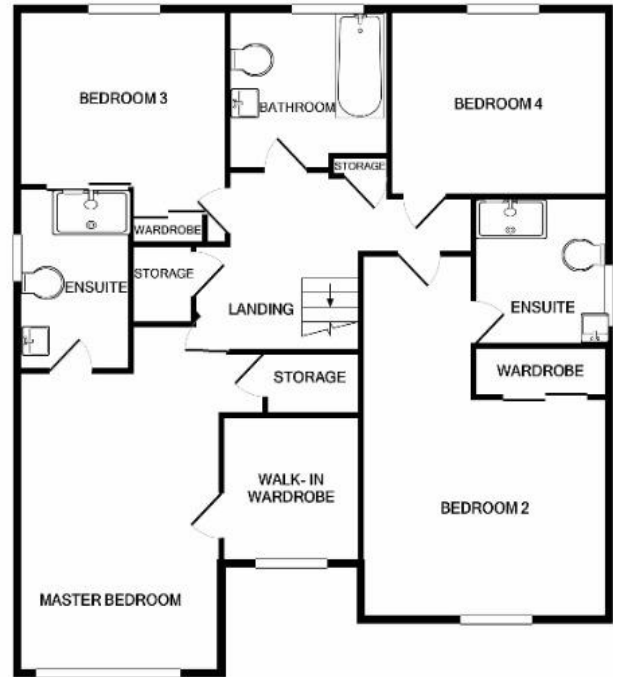


DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

Floorplan



GROUND FLOOR



1ST FLOOR

Map



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