



**13 Cinchona Road
FORRES IV36 2PN**



We are delighted to offer this “Dallachy styled” 3 Bedroom Semi-Detached House with a sunroom which is well presented throughout. The property is located within the New Springfield Development to the South of Forres.

The Historical Town of Forres has a variety of Retail Shops, Leisure facilities, Restaurants, Schools, Parks and a Golf Course.

Accommodation comprises; Entrance Hallway, Lounge, Kitchen/Diner with Open Plan Sunroom, Shower Room, 3 Bedrooms and a further Shower Room. Further benefits include Triple Glazing, Gas Central Heating, Loc Block Driveway, Front & Private Rear Enclosed Gardens.

An internal viewing is strongly recommended.

EPC Rating Band “C”

OFFERS OVER £210,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

Entrance Hallway – 15'1" (4.59m) x 6'10" (2.07m) max measurement

Entrance to the property is via a secure door with security spy hole and chain with an obscure glazed panel insert. The hallway has a pendant light fitting, smoke alarm, wall mounted bell chime, thermostat control panel, single radiator and a double power point. An under-stair storage cupboard provides access to the fuse box, electric meter and a BT point. Wood effect flooring. A staircase leads to the 1st floor accommodation. Further doors lead to the Kitchen, Lounge and shower room.



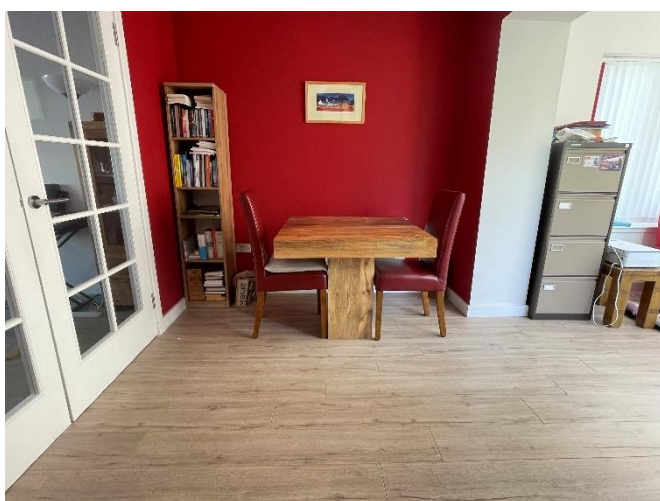
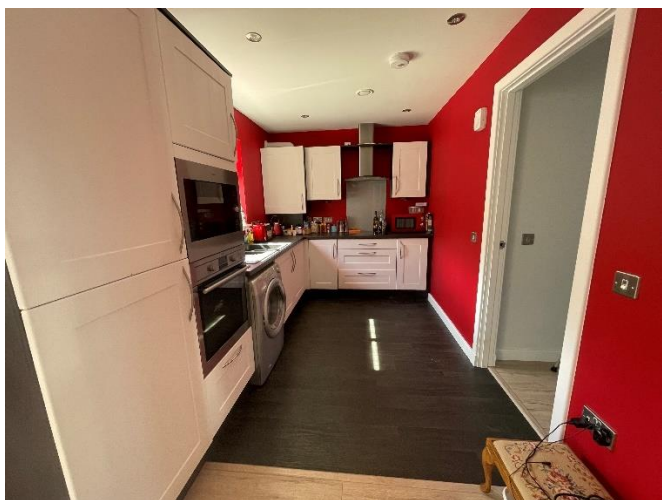
Lounge – 14'5" (4.39m) x 10'6" (3.2m)

Good size family lounge with a pendant light fitting, air vent system, large single radiator, TV, BT and various power points. uPVC triple glazed window with fitted day and night blinds overlooks the front aspect. Wood flooring throughout. Double multi-panel glass doors to the dining kitchen. Multi panel glass door leads to the hallway.



Kitchen/Diner – 20'9" (6.32m) x 7'7" (2.3m)

Lovely modern fitted kitchen with a range of wall mounted cupboards with under unit lighting and base units with a rolltop worksurface and splash back to the walls. Integrated appliances include an eye level single oven, microwave, fridge and freezer, induction hob with overhead stainless steel and glass extractor fan. 1 ½ sink with chrome mixer tap. Space for a washing machine. Cupboard conceals the boiler. Various power points, single radiator, 4 recess spotlights to the ceiling, internal air vent system, heat detector, extractor fan and carbon monoxide alarm. uPVC triple glazed window with day and night blind to the rear aspect. Multi glass panel door to the hallway.



Open plan to the dining area with a further pendant light fitting, coving, radiator, double power points and Internal air vent system. Ample space for dining table and chairs. Open arch to the sunroom and double multi-panel glass doors lead to the lounge.

Sunroom – 9'4" (2.84m) x 11'11" (3.62m)

Fabulous family room with a pendant light fitting, Tv, BT and various power points. Dwarf walls with triple glazed windows, vertical blinds and uPVC double glazed patio doors which lead out the garden.



Shower Room – 5'11" (1.8m) x 5'6" (1.67m)

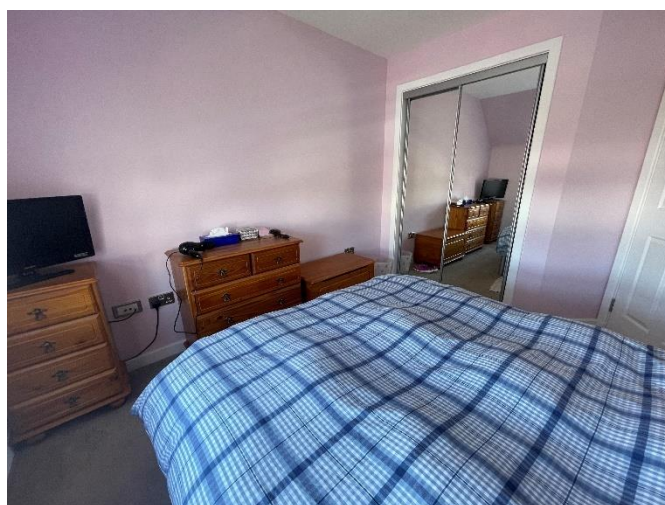
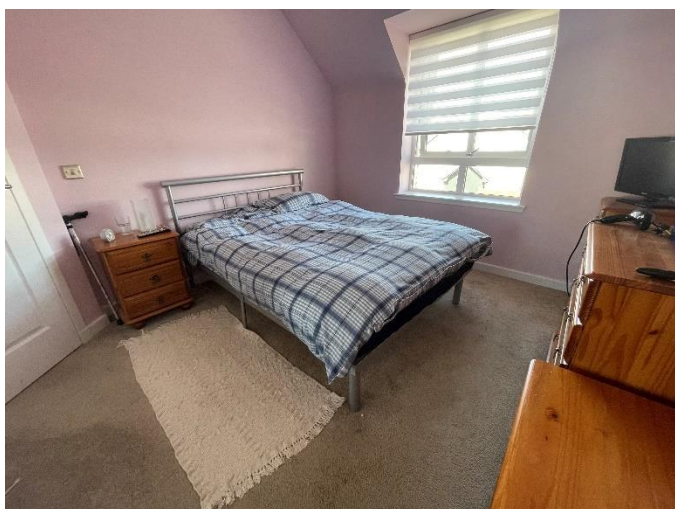
Low level W.C, wall mounted wash hand basin with a chrome mixer tap and wall mounted mirror. Corner shower cubicle with shower tray, mira escape electric operated shower, full height ceramic tiled walls and retractable glass screen doors. Chrome heated towel rail, mid height ceramic tiling to the walls throughout and wood effect vinyl flooring. 3 recess halogen spotlights and an extractor fan to the ceiling.

Staircase & Landing - 14'0" (4.27m) x 3'5" (1.03m)

A carpeted staircase with white balustrade and spindles, plus a further grab rail which leads to the 1st floor accommodation. There is a uPVC triple glazed window with day and night blind on the half landing which overlooks the front aspect. The landing has a pendant light fitting, smoke alarm and loft access. Two double power points, single radiator and carpet to the floor. Built-in storage cupboard. Doors lead to the bedrooms and bathroom.

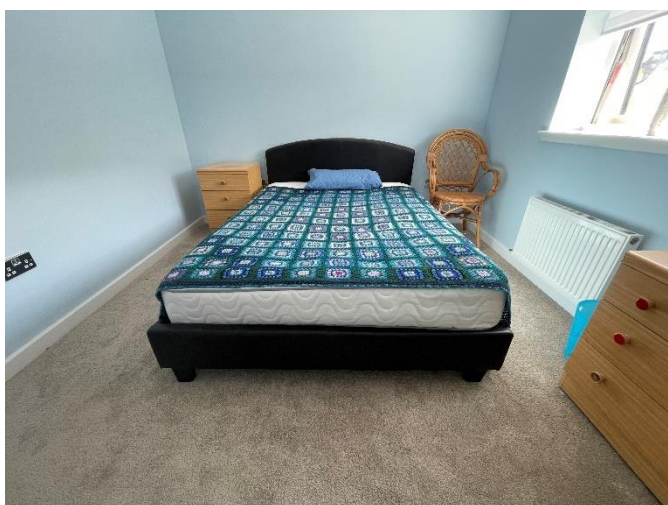
Bedroom 1 – 9'8" (2.94m) x 10'3" (3.12m) plus door access

Double bedroom with pendant light fitting, air vent system, single radiator, TV point, BT and various power points, carpet to the floor. Built-in wardrobe fronted by mirror sliding doors offers part shelf and hanging storage. Triple glazed windows with a day and night blind overlooks the front aspect.



Bedroom 2 – 9'6" (2.89m) x 10'10" (3.3m)

Double bedroom with a pendant light fitting, air vent system, single radiator, TV and various power points. Carpet to the floor. Built-in double wardrobe fronted by opaque sliding doors offers part shelf and hanging storage. Triple glazed windows with day and night blinds overlooks the rear aspect.



Bedroom 3 – 9'6" (2.89m) x 7'5" (2.25m)

Single bedroom with a pendant light fitting, air vent system, single radiator, TV and various power points, carpet to the floor. Built-in single wardrobe fronted offers part shelf and hanging storage. Triple glazed windows with a day and night fitted blind overlooks the rear aspect.

Shower room – 8'7" (2.61m) x 6'2" (1.87m)

Modern fitted shower room with a vanity sink with chrome mixer tap and low level W.C with concealed cistern. Walk-in shower enclosure with mains operated shower and glass fixed screen. Full height tiling to the shower walls and mid height tiling to the remainder walls. Velux window to the front aspect, chrome heated towel rail, 3 recess halogen spotlights, air vent, wall mounted mirror, shaver point and wood effect vinyl to the floor.



Front & Rear Gardens

The front of the property is laid to stone chips with a divider fence to the adjoining neighbour and small boundary hedge at the front. A paved pathway leads to the front door with an external overhead porch.

The rear garden is not overlooked at the rear and is fully enclosed by a timber 6ft fence boundary with secure gate to the side. Paved patio located outside the kitchen/ sunroom for outside dining. Area to lawn with pathway and stone chips wrapping around the sunroom.



Driveway

Loc block driveway offering off road car parking.

Note 1 –

All floor coverings, light fittings, blinds, and integrated appliances are included in the sale.

Council Tax Band “D”

