



11 LEWIS GARDENS

DOONFOOT

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5 | BEDROOMS

3 | BATHROOMS

2 | PUBLIC ROOMS

A superb modern detached villa constructed by Cala Homes set in extensive landscaped gardens with private parking and integral single garage.

Number 11 is a superb modern which offers immaculate accommodation extending to around 2000 sq ft. It has fully enclosed gardens, easy access to the cycle path and sensory garden which are located ten minutes' walk to the seafront.

The focal point of the 'Darroch' model is the fabulous open plan designer kitchen/family/dining room with bi-folding doors to the rear garden, a wonderful space for both relaxing and entertaining.

The property provides all the features and benefits of a brand new home including a stylish fitted kitchen with integrated appliances and matching utility room adjacent.

The specification includes luxury sanitary ware, herring bone flooring, low voltage lighting, fitted wardrobes in four out of five bedrooms, combination air source heat pump/gas central heating with a 'Daikin' boiler housed in the double garage, quality floor coverings, and double glazing.

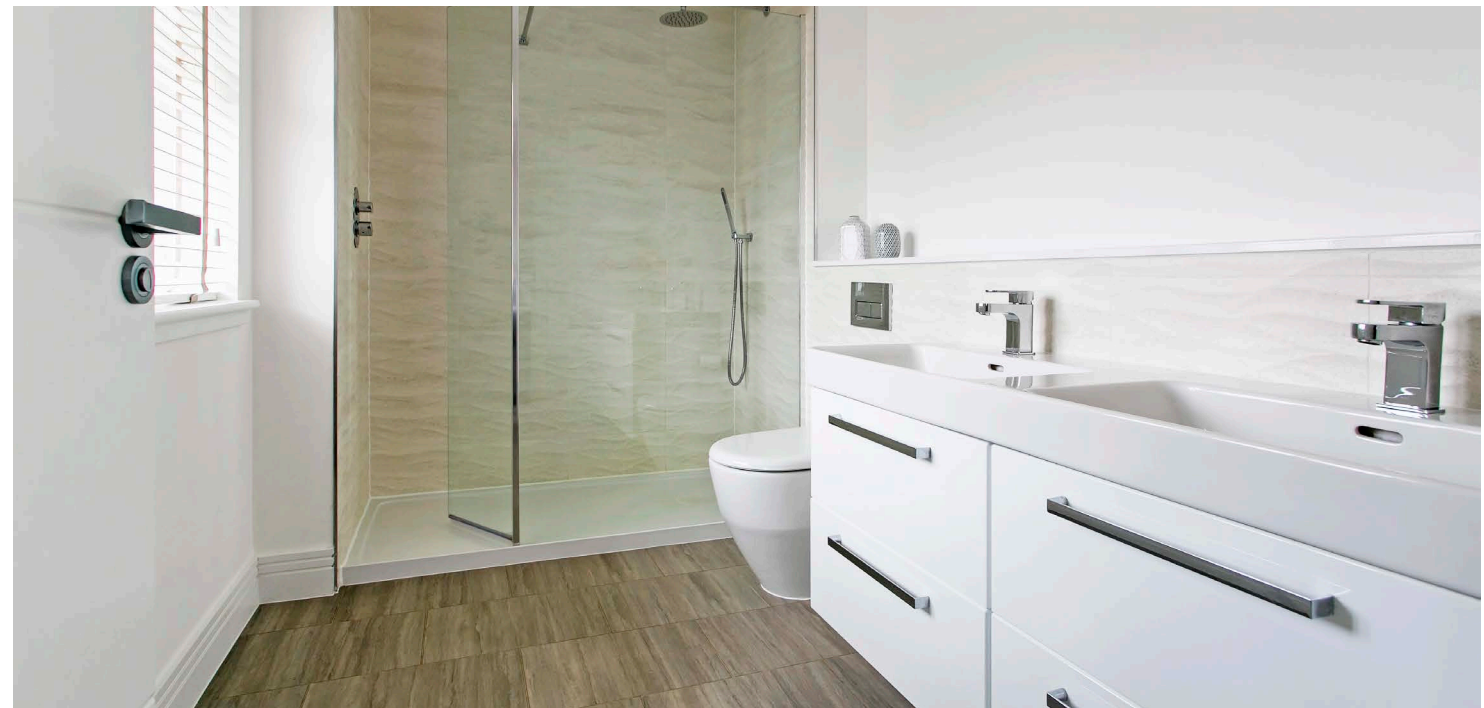
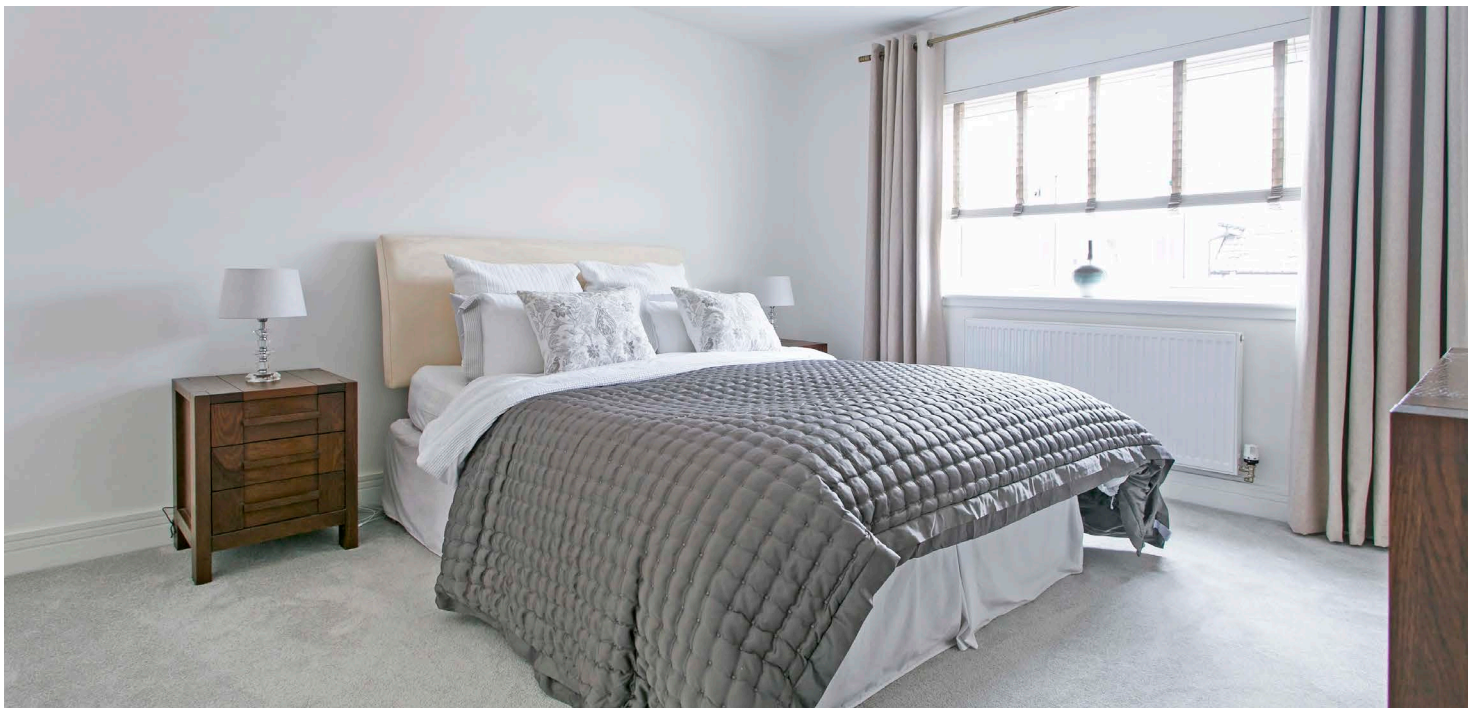
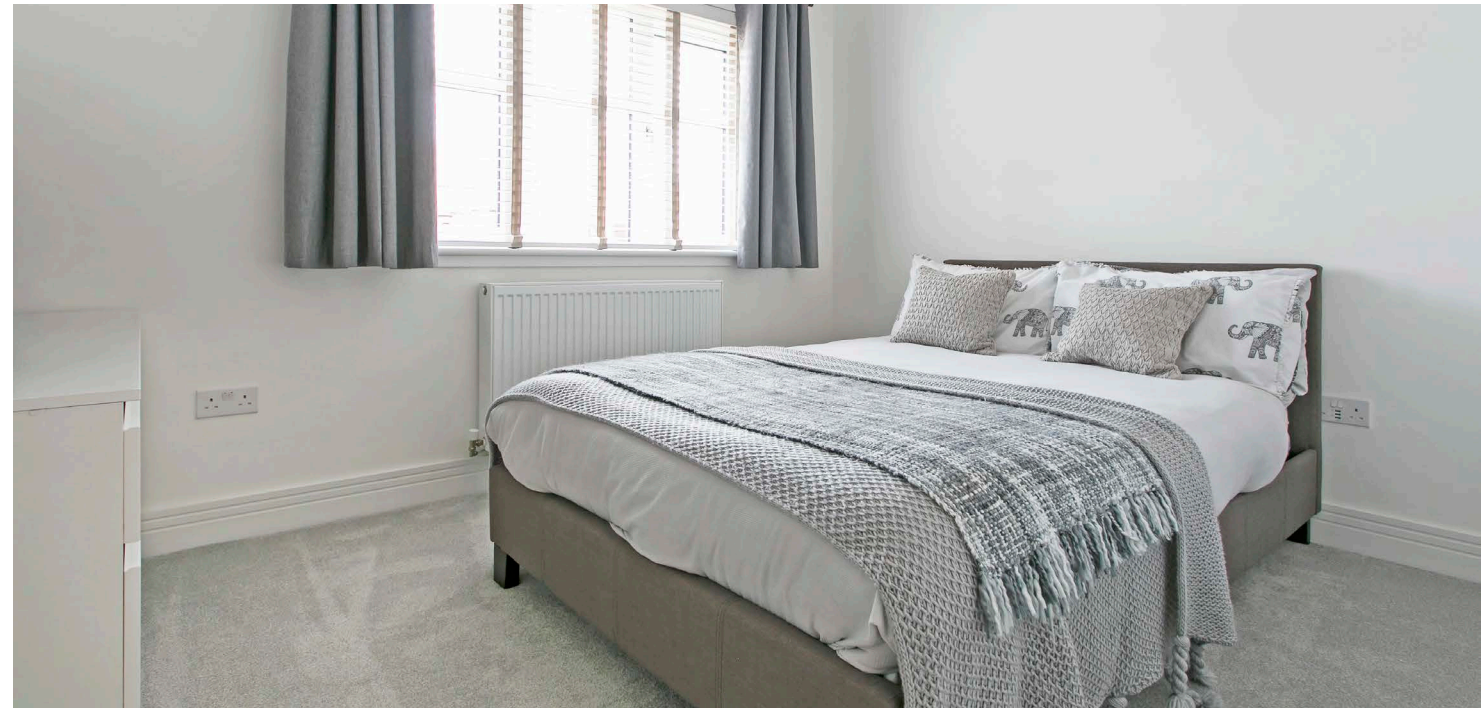
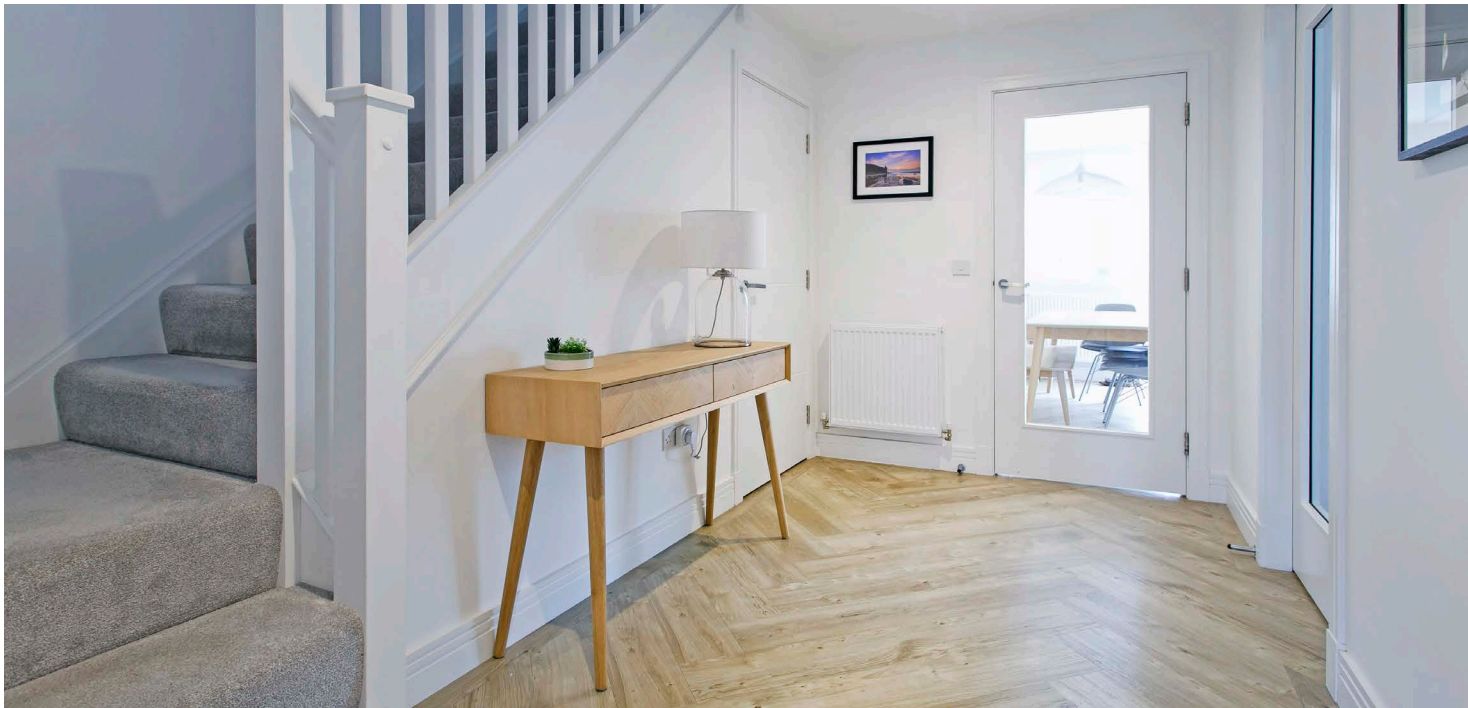
In more detail, accommodation comprises entrance vestibule, reception hallway with two piece cloaks/wc off, formal lounge, fabulous open plan kitchen/family/dining area, utility room with access to rear garden and internal access to the garage.

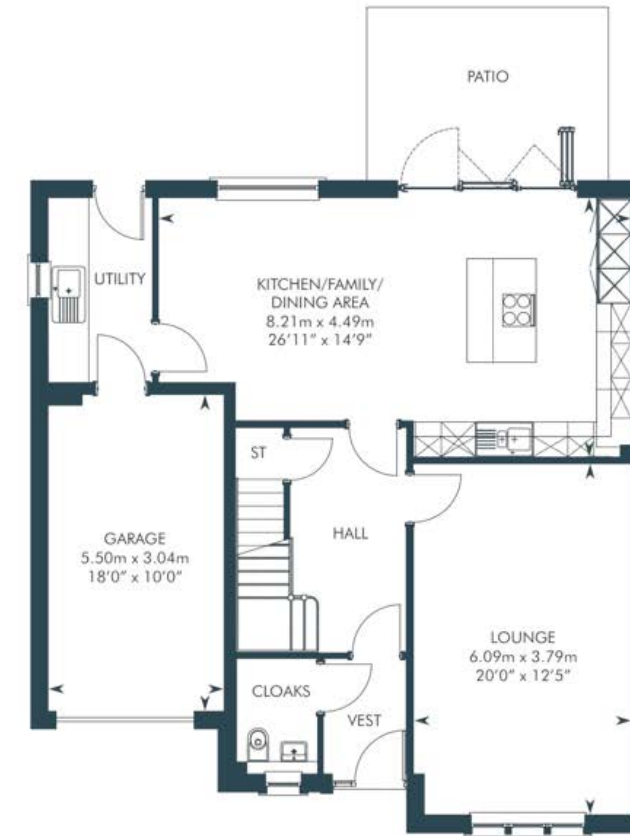
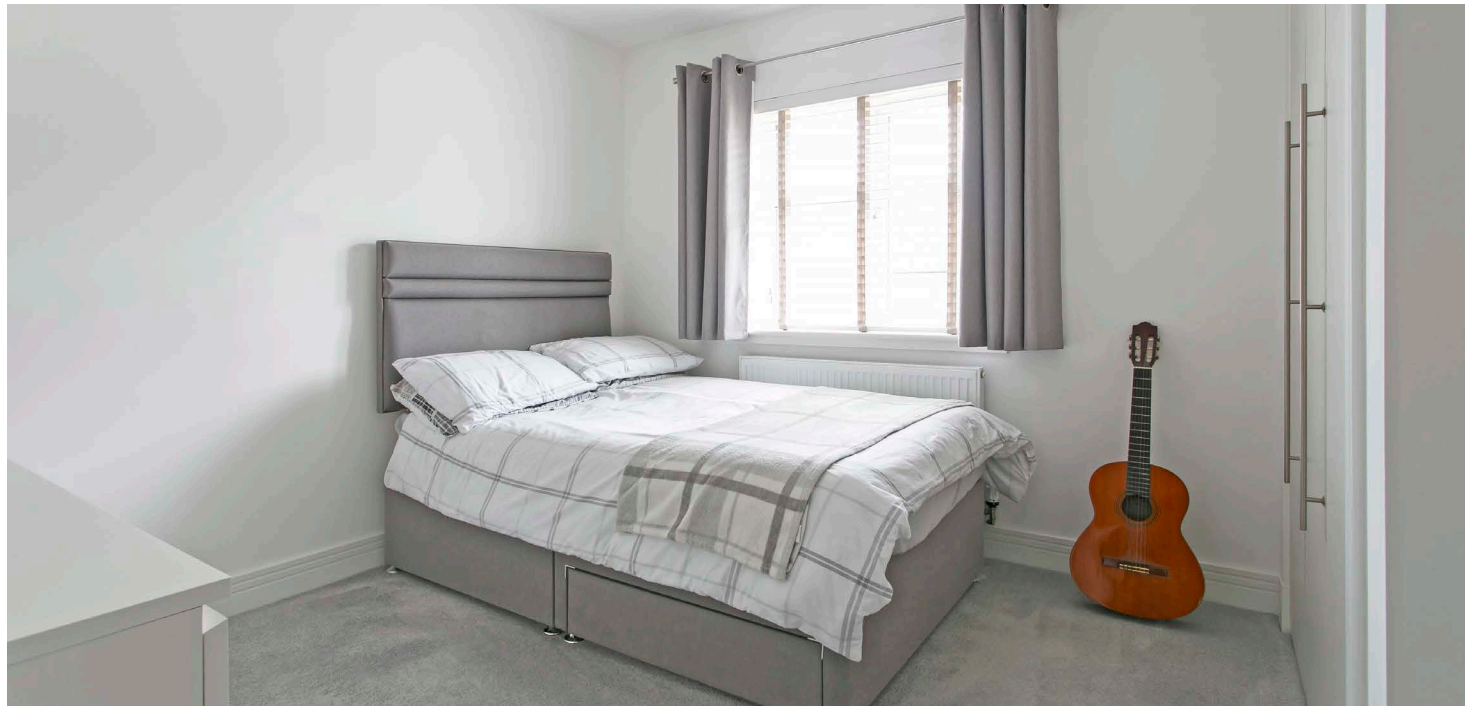
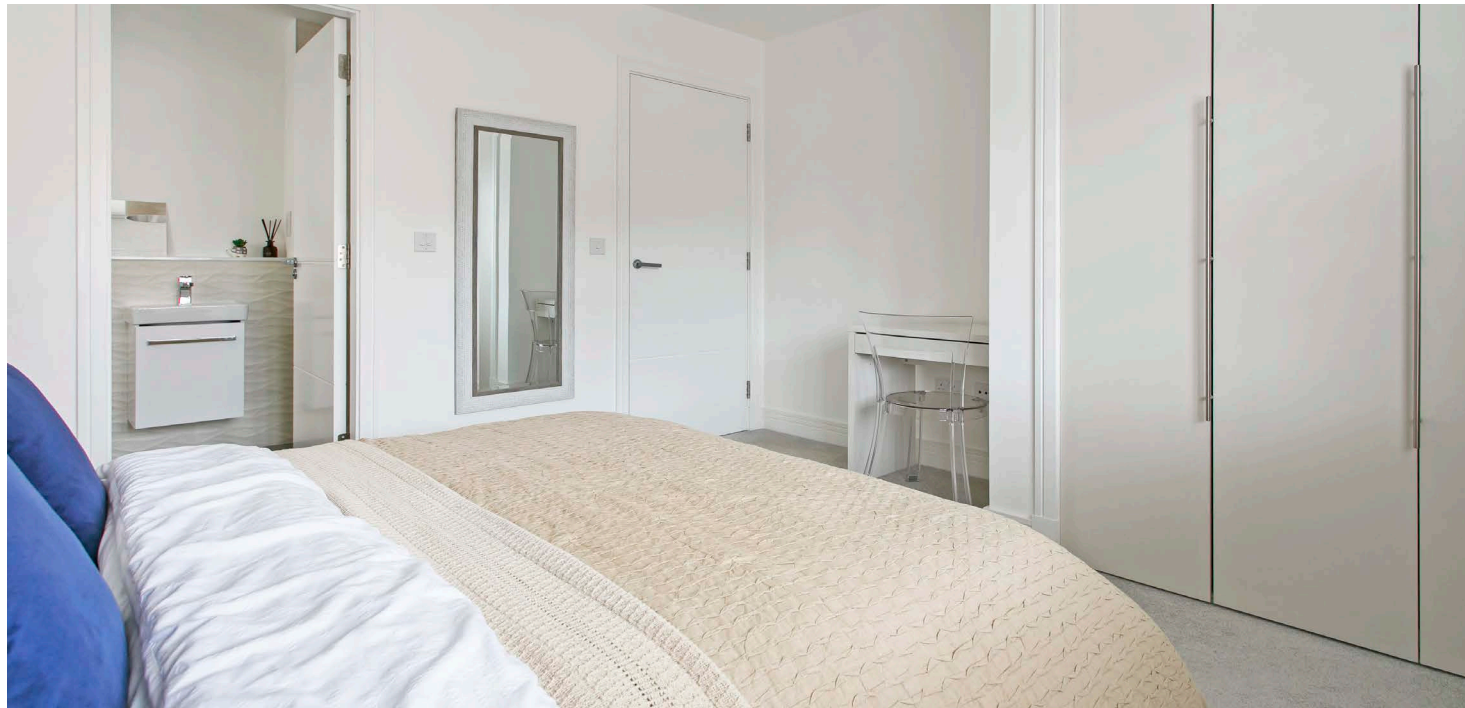
Upstairs a spacious landing provides access to four double bedrooms, a fifth bedroom/home office and family bathroom. Two of the bedrooms have en suite facilities and four of the bedrooms have fitted wardrobes.

Externally, the front garden is laid to lawn with adjacent mono block paved driveway which leads to the integral garage. The fully enclosed rear garden is predominantly laid to lawn with raised borders, two paved patio areas and an additional raised wooden deck.

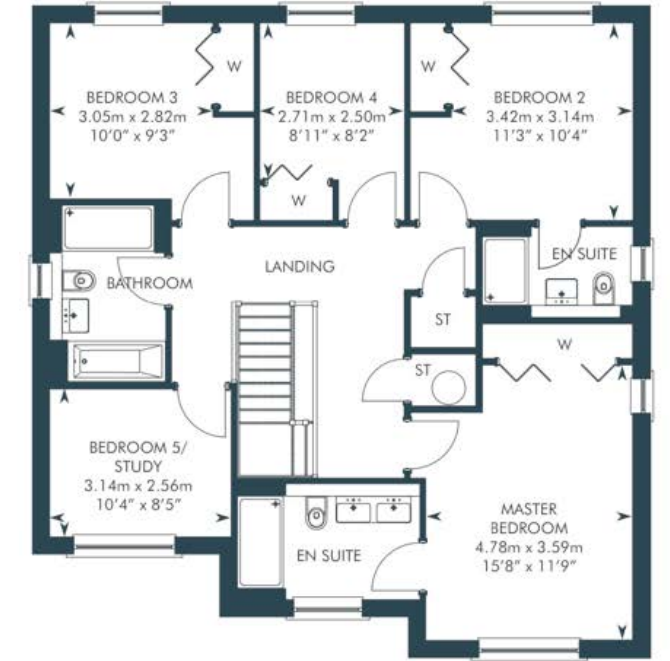








GROUND FLOOR



FIRST FLOOR

Lewis Gardens forms part of a stylish development by Cala Homes within close proximity to the seafront and the highly regarded Doonfoot Primary School. There are a variety of local amenities within the immediate area while Ayr town centre is around three miles distant and provides a comprehensive range of amenities including supermarket and retail shopping. For the commuter there are excellent road and rail links to Glasgow and surrounding areas.

AY4855 | Sat Nav: 11 Lewis Gardens, Doonfoot, KA7 4GG
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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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