



Graig Road, offers over £540,000

- Newly Built Property
- Double Garage & Off Road Parking
- Stunning Forest Views
- Balcony to the Rear
- Cinema Room & Gym
- Ideal Family Home
- EPC Rating: B



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About the property

Nestled in the beautiful and sought-after area of Godregreig, this exceptional four-bedroom detached home offers an abundance of space, privacy, and modern living. Perfect for families and those seeking a versatile lifestyle, the property boasts a wealth of features to suit a variety of needs.

Upon entering, you are welcomed by a bright and spacious hallway leading to multiple reception rooms, including a dedicated cinema room and a gym-ideal for entertainment and well-being. The heart of the home is the expansive living area, complemented by a well-appointed kitchen and dining space, perfect for hosting and everyday family life.

Set over the two top floors, the property offers four generous-sized bedrooms, two of which benefit from stylish en-suite bathrooms, while the remaining rooms are serviced by a modern family bathroom.

Externally, the home is equally impressive. To the front, there is ample off-road parking for multiple vehicles, alongside a double garage. The beautifully tiered rear garden is a true highlight, backing onto



Accommodation

Ground Floor

Entrance Hall

Entry through composite door into hallway, part tiles, part carpeted flooring with a vertical radiator. Leading to;

Living Room

31' 4" Max x 22' 2" Max (9.55m Max x 6.76m Max)
Double glazed windows, carpeted, radiators and sliding door onto rear balcony overlooking the valley. Large double glazed arched window to the rear.

Cloakroom

Hand wash basin and WC, tiled flooring, radiator with double glazed frosted window to the front.

Double Garage

19' 3" x 20' 7" (5.87m x 6.27m)
Electric roller doors with pitted power points and lighting.

Lower Ground Floor

Kitchen/Diner/Sitting Room

22' 2" Max x 31' 4" Max (6.76m Max x 9.55m Max)
A range of base units with worktops over, space for a Range cooker and extractor hood over, integrated dishwasher, sink with mixer tap. Flooring is part wood, part carpet and double glazed windows and sliding door to the rear garden.

Utility Room

6' 6" x 9' 3" (1.98m x 2.82m)
Range of base and wall units with worktops over, stainless steel sink with mixer tap. Space for washing machine and door to rear garden.

WC

Hand wash basin and WC, partly tiled walls and tiled flooring with double glazed frosted window to the side.

Cinema Room

18' 4" x 10' 7" (5.59m x 3.23m)

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Floorplan



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