

# HUNTERS<sup>®</sup>

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## Queensberry Gardens

Powfoot, Annan, DG12 5QW

Offers Over £380,000



- Spacious Detached Family Home
- Moments from the Solway Coast
- Contemporary Gloss Kitchen with Adjoining Utility Room
- Family Bathroom and Downstairs WC/Cloakroom
- Off Road Parking & Attached Double Garage
- Prestigious Development within Powfoot
- Two Reception Rooms, Study/Office Perfect for Home Working,
- Four Bedrooms, Master En-Suite
- Generous Landscaped Rear Garden with Pond
- EPC - C

Tel: 01387 245898

# Queensberry Gardens

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Offers Over £380,000



This detached family home is a true ray of sunshine, enjoying a wonderful open outlook and situated on a prestigious development within Powfoot, moments away from the Solway shoreline. Designed with modern family living in mind, the property is complete with a contemporary kitchen, ground floor office/study perfect for home working, two spacious reception rooms, four bedrooms with master en-suite and family bathroom. Stepping outside, the generous rear garden has been nicely landscaped including a feature ornamental pond. A viewing comes highly recommended to appreciate the space and aspect of this home.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises: hallway, living room, dining room, kitchen, utility room, office/study and WC/cloakroom to the ground floor with a landing, four bedrooms, master en-suite and family bathroom on the first floor. Externally there is gardens to the front and rear, off road parking and an integral garage. EPC - C and Council Tax Band - F.

The beautiful village of Powfoot is nestled nicely on the Solway estuary, approximately 4 miles from the town of Annan within Dumfries & Galloway. The village itself has the most wonderful coastal walks and picturesque scenery, along with 'one of golf's best kept secrets' being the Powfoot Golf Club including clubhouse. For the everyday amenities, the town of Annan is easily accessible which includes an array of transport links, shops, supermarkets, bars and restaurants. For the little ones, highly reputable schools can be found within villages close by with secondary schools within Annan and Dumfries.

## HALLWAY

Entrance door from the front with double doors to the dining room and further internal doors to the living room, kitchen, office/study and WC/cloakroom, stairs to the first floor landing and radiator.

## LIVING ROOM

Double glazed window to the front aspect, double glazed French doors to the rear garden, two radiators and electric fire.

## DINING ROOM

Radiator and double glazed French doors to the rear garden.

## KITCHEN

Contemporary fitted gloss kitchen comprising a range of base, wall, drawer and tall storage units with complimentary worksurfaces and tiled splashbacks above. Integrated eye-level double oven, electric hob, extractor unit, integrated microwave, integrated tall fridge, integrated tall freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, radiator, recessed spotlights, double glazed window to the rear aspect and internal door to the utility room.

## UTILITY ROOM

Fitted base, wall and tall storage units with worksurfaces and tiled splashbacks above. Integrated washing machine, space for tumble drier, one and half bowl stainless steel sink with mixer tap, under-counter oil fired boiler, radiator, extractor fan, double glazed window to the rear aspect, internal door to the garage and external door to the rear garden.

## OFFICE/STUDY

Radiator and double glazed window to the front aspect.

## WC/CLOAKROOM

Two piece suite comprising WC and pedestal wash hand basin. Part tiled walls, radiator and extractor fan.

## LANDING

Stairs up from the ground floor hallway with galleried landing, internal doors to four bedrooms and family bathroom, double glazed window to the front aspect, radiator, loft access point and built-in cupboard housing the water cylinder.

## MASTER BEDROOM

Double glazed window to the rear aspect, radiator and internal door to the en-suite.

## EN-SUITE

Three piece suite comprising WC, pedestal wash hand

basin and shower enclosure benefitting a mains powered shower. Part tiled walls, towel radiator, recessed spotlights, extractor fan and obscured double glazed window.

## BEDROOM TWO

Double glazed window to the rear aspect and radiator.

## BEDROOM THREE

Double glazed window to the rear aspect and radiator.

## BEDROOM FOUR

Double glazed window to the front aspect and radiator.

## FAMILY BATHROOM

Four piece suite comprising WC, pedestal wash hand basin, bath and shower enclosure benefitting a mains powered shower. Part tiled walls, towel radiator, extractor fan, recessed spotlights and obscured double glazed window.

## EXTERNAL

To the front of the property is a lawned garden with mature hedging to the boundaries. A block-paved driveway provides off-road parking for two vehicles. Access pathway and gate to the rear garden. The rear garden is well landscaped including a lawned garden, large paved seating area and vegetable beds. Mature trees and shrubs throughout the garden plus a feature ornamental pond. Timber garden shed and timber summerhouse.

## GARAGE

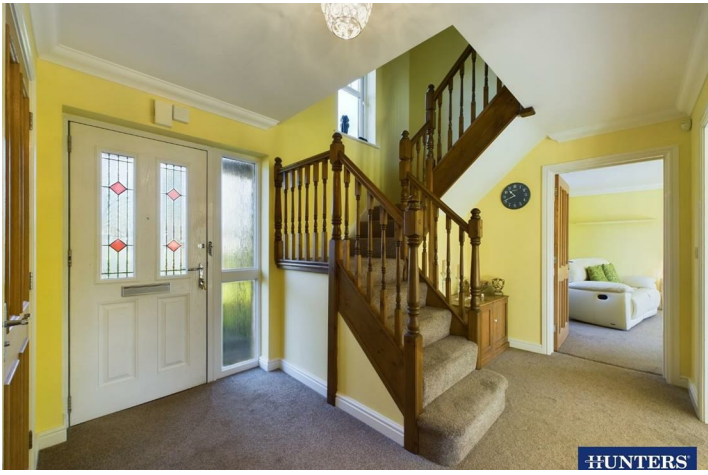
An attached double garage benefitting an electric up and over garage door to the front driveway, pedestrian access door from the utility room, double glazed window, power, lighting and cold water tap internally.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - firmer.yachting.jelly

# Floorplan

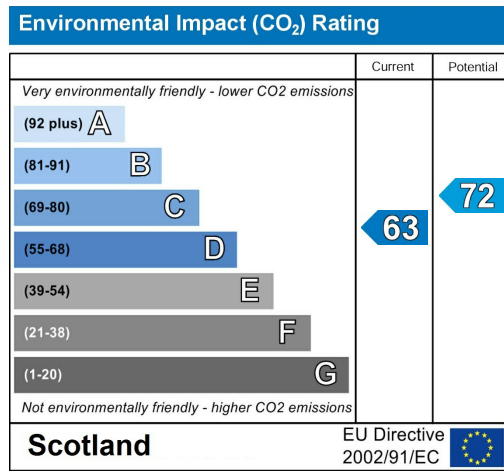
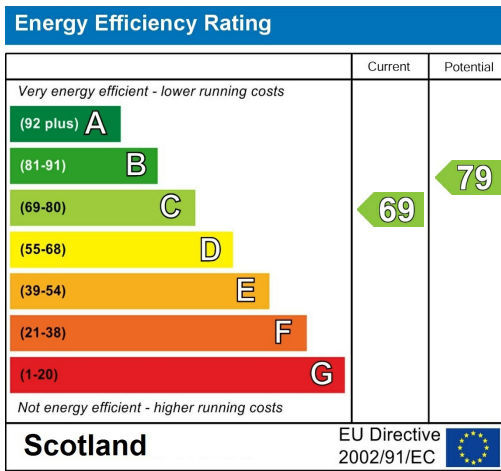






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### Energy Efficiency Graph



### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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