

# HUNTERS®

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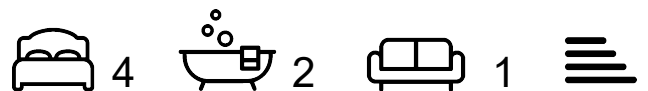


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## Queensberry Gardens

Powfoot, Annan, DG12 5QW

Offers Over £395,000



- Executive, Detached Family Home
- Moments from the Solway Coast
- Dining Kitchen with Adjoining Utility Room
- Four-Piece Family Bathroom
- Off Road Parking & Integral Garage

- Prestigious Development within Powfoot
- Spacious Living Room with French Doors
- Four Bedrooms with Master En-Suite
- Beautiful Gardens to the Front & Rear
- EPC - TBC

Tel: 01387 245898

# Queensberry Gardens

Powfoot, Annan, DG12 5QW

Offers Over £395,000



This executive four bedroom detached family home is offered to the market with no ongoing chain and offers an abundance of living and entertaining space both internally and externally. Nestled peacefully on a generous plot at the head of a cul-de-sac of only four properties, the home offers the new owner a wonderful opportunity to purchase a beautiful forever home, moments away from the picturesque Solway shoreline. A viewing is imperative to appreciate.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises hallway, living room, dining kitchen, utility room, master bedroom, master en-suite and WC/cloakroom to the ground floor with a landing, three bedrooms and family bathroom on the first floor. Externally there are gardens to the front and rear, off-road parking and an integral garage. EPC - TBC 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 living room, further internal doors to the dining kitchen, master bedroom and WC/cloakroom, stairs to the first floor with under-stairs cupboard, radiator and double glazed window to the front aspect.

## LIVING ROOM

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

## DINING KITCHEN

Kitchen Area:

Fitted kitchen comprising a range of base, wall and drawer units with stone worksurfaces and tiled splashbacks above. Breakfast bar dining area, integrated electric double oven at eye-level, electric hob, extractor unit, integrated microwave, integrated fridge freezer, integrated dishwasher, one and a half bowl stainless steel sink with mixer tap, recessed spotlights and double glazed window to the rear aspect.

Dining Area:

Two radiators, double glazed French doors to the rear garden patio and internal door to the utility room.

## UTILITY ROOM

Fitted base and wall units with stone worksurfaces and tiled splashbacks above. Integrated washing machine, one and a half bowl stainless steel sink with mixer tap, tiled flooring, extractor fan, radiator, freestanding oil-boiler, double glazed window to the rear aspect, internal door to the garage and external door to the side pathway.

## MASTER BEDROOM

Double glazed window to the front aspect, radiator, fitted wardrobe with sliding doors and internal door to the en-suite.

## MASTER EN-SUITE

Three piece suite comprising WC, pedestal wash hand basin and shower enclosure benefitting a mains powered shower. Fully-tiled walls, tiled flooring, towel radiator, recessed spotlights and extractor fan.

## WC/CLOAKROOM

Two piece suite comprising WC and pedestal wash hand basin. Fully-tiled walls and extractor fan.

## LANDING

Stairs up from the ground floor with a galleried landing, double glazed Velux window, loft access point, internal doors to three bedrooms and family bathroom, walk-in cupboard and further cupboard housing the water cylinder.

## BEDROOM TWO

Double glazed window to the front aspect and radiator.

## BEDROOM THREE

Double glazed window to the front aspect, radiator and fitted wardrobe with sliding doors.

## BEDROOM FOUR

Double glazed window to the rear aspect and radiator.

## BATHROOM

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

## EXTERNAL

To the front of the property is a lawned front garden with a block-paved driveway providing on site parking for multiple vehicles. A further paved area to the side of the property allows for bin storage and with a gate to the rear garden. The rear garden is beautifully landscaped including a generous lawned garden with mature borders and a large paved seating area. Timber garden shed and a fenced area surrounding the oil tank.

## GARAGE

Integral garage complete with a manual up and over garage door from to front driveway, pedestrian access door from the utility room, power, lighting and cold water tap internally.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - breakfast.whoever.skims

# Floorplan



Ground Floor



Floor 1

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**Approximate total area<sup>(1)</sup>**  
1785.27 ft<sup>2</sup>  
165.86 m<sup>2</sup>

**Reduced headroom**  
34.24 ft<sup>2</sup>  
3.18 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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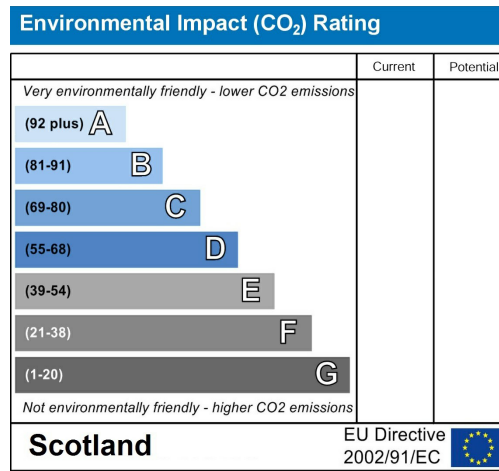
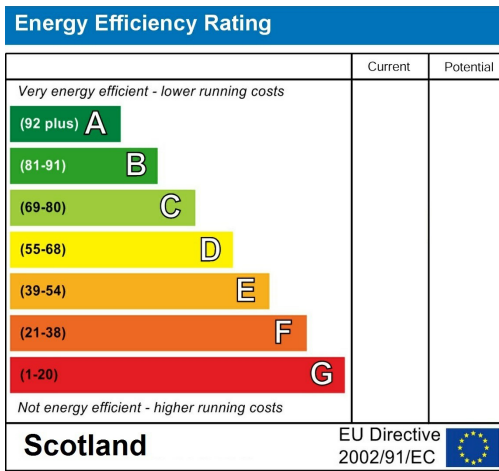
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### Energy Efficiency Graph



### 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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