

HUNTERS[®]

HERE TO GET *you* THERE



1 Burnetts Brook, Loanwath Road

Gretna, DG16 5ES

Offers Over £330,000



- Bespoke Detached Dormer Bungalow
- Reception Hallway with Galleried Landing
- Dining Kitchen with Adjoining Utility Room
- Four Piece Family Bathroom with Freestanding Bathtub
- Detached Garage and Ample Off-Road Parking
- Beautifully Maintained & Presented Throughout
- Bay-Fronted Living Room & Sunroom with Garden Outlook
- Four Double Bedrooms with Two En-Suites.
- Gardens to the Side & Rear with Brook Through
- EPC - C

Tel: 01228 584249

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Offered to the market in an exceptional condition throughout and with no ongoing chain is this bespoke four bedroom, three reception dormer bungalow, located peacefully towards the outskirts of Gretna town. From the moment you step through the front door, the light and airy accommodation flows perfectly from room to room and offers a spacious and versatile layout, making this a perfect property to a wide array of purchasers. Stepping outside, there is excellent space for outdoor entertaining within the private rear garden and for convenience, a detached garage and ample parking completes the package. A viewing is imperative to appreciate the location, space and condition of this excellent home.

The accommodation, which has gas central heating and double glazing throughout, briefly comprises a reception hallway, living room, dining kitchen, utility room, sunroom, inner hall, two bedrooms and family bathroom to the ground floor with a galleried landing, master bedroom with en-suite and balcony and a further bedroom with en-suite to the first floor. Externally there is off-road parking and a detached garage to the front with gardens to the side and rear. EPC - C and Council Tax Band - F.

Located just on the outskirts of Gretna town centre, the convenience of this properties location is perfect. Within walking distance you can access central Gretna, which boasts a wealth of amenities including convenience stores, bakers, butchers and hairdressing salons. Access to the A74(M) and the A75 within minutes which provide access toward South West & Central Scotland with further access toward England and the Lake District National Park within 1 hours drive South.

RECEPTION HALLWAY

Entrance door from the front with internal double doors to both the living room and sunroom, internal single doors to the kitchen and inner hall, two radiators and stairs to the first floor galleried landing with stairlift.

LIVING ROOM

Double glazed bay window to the front aspect, two radiators and an inglenook style fireplace with wall-mounted electric fire.

DINING KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. 'Rangemaster' cooker with matching 'Rangemaster' extractor hood above, integrated dishwasher, integrated tall fridge, one bowl sink with mixer tap, built-in cupboard housing the water cylinder, tiled flooring, recessed spotlights, radiator, two double glazed windows to the rear aspect and an internal door to the utility room.

UTILITY ROOM

Fitted base unit with worksurface above. Space and plumbing for a washing machine, space for a tumble drier, space for an under-counter fridge/freezer, space for a fridge freezer, one bowl stainless steel sink, wall-mounted 'BAXI' gas boiler, tiled flooring, built-in cupboard, external door to the front and a double glazed window to the rear aspect.

SUNROOM

Double glazed windows to three sides with double glazed French doors to the rear garden, vaulted ceiling with feature exposed beams, tiled flooring and underfloor heating.

INNER HALL

Internal door to two bedrooms and family bathroom, and recessed spotlights.

BEDROOM THREE

Double glazed window to the front aspect, radiator and a built-in cupboard/wardrobe with double doors.

BEDROOM FOUR

Double glazed window to the rear aspect and radiator.

FAMILY BATHROOM

Four piece suite comprising a WC, vanity wash hand basin, freestanding bathtub with hand shower attachment and a walk-in shower enclosure with mains shower unit. Part-boarded walls and part-tiled walls, tiled flooring, radiator, recessed spotlights, extractor fan and an obscured double glazed window.

GALLERIED LANDING

Stairs up from the ground floor with a galleried landing and internal doors to two bedrooms.

MASTER BEDROOM

Two double glazed Velux windows, radiator, double glazed French doors to the balcony and an internal door to the en-suite.

MASTER EN-SUITE

Fitted suite comprising a WC & wash hand basin combination unit, pedestal wash hand basin and a wet-room shower enclosure benefitting a mains shower. Part-boarded walls, towel radiator, extractor fan and a double glazed Velux window.

BEDROOM TWO

Two double glazed Velux windows, radiator and an internal door to the en-suite.

BEDROOM TWO EN-SUITE

Fitted suite comprising a WC, pedestal wash hand basin and corner shower enclosure with mains shower unit. Part-boarded walls, chrome towel radiator and an extractor fan.

EXTERNAL

To the front of the property is a low-maintenance gravelled garden area with a generous tarmac driveway allowing off-road parking for multiple vehicles, with further access to the detached garage. From the front elevation, there is wheelchair access into the property via the utility room. Behind the garage is a lawned garden with an outlook towards the brook, with the additional benefit of a greenhouse. To the rear of the property is a lawned garden with gravelled pathways and a generous decking area. Cold water tap to the rear elevation.

DETACHED GARAGE

Garage door to the front driveway, pedestrian access door, power and lighting.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - proclaims.stream.longer

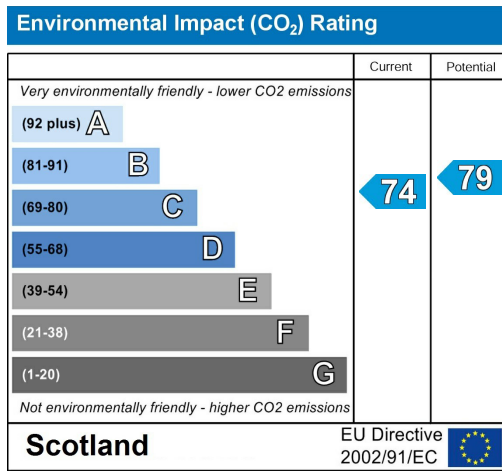
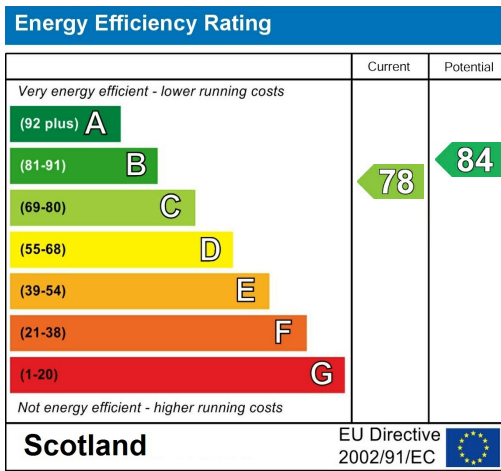
Floorplan







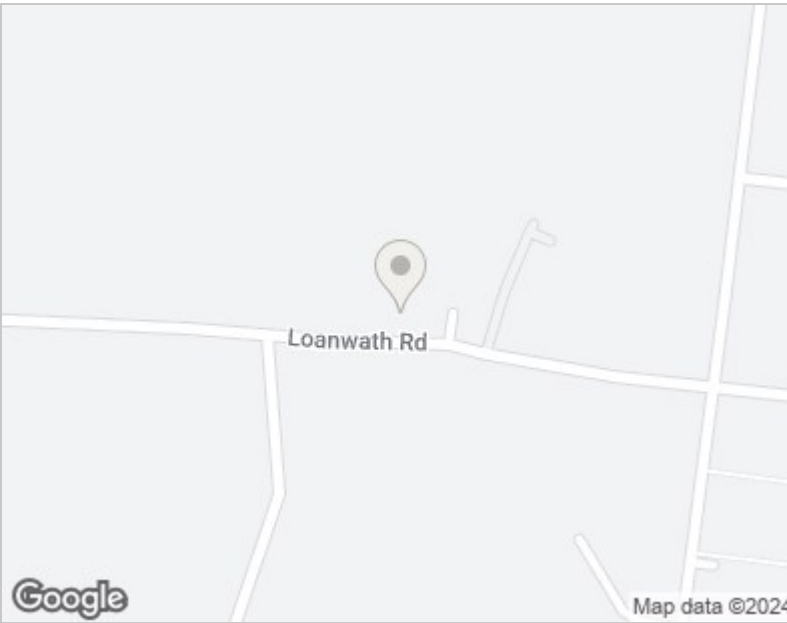
Energy Efficiency Graph



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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