

HUNTERS®

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Links Avenue

Powfoot, DG12 5PN

Offers Over £350,000



- Spacious Detached Bungalow within a Generous Plot
- Views Towards Powfoot Golf Club
- Living Room, Dining Room & Kitchen with Central Island
- Four-Piece Family Bathroom
- Gated Driveway, Double Garage & Generous Workshop
- Moments from the Solway Coast
- Beautifully Presented Throughout
- Four Bedrooms with Master En-Suite
- Beautifully Maintained Gardens to the Front & Rear
- EPC - D

Tel: 01387 245898

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An outstanding opportunity to purchase a beautifully presented detached bungalow, moments from the Solway coastline and nestled peacefully on a generous plot with an outlook towards Powfoot Golf Club. The bungalow itself is generously proportioned, offering an abundance of living and entertaining space internally including a contemporary kitchen with central island and breakfast bar. The gardens have been beautifully maintained and offer an outstanding oasis for outdoor relaxation and enjoyment, not forgetting that there is also a generous workshop, double garage, greenhouse and external WC, truly a budding gardeners paradise! A viewing is not only recommended, it is essential to appreciate the location, quality and space this wonderful bungalow has to offer.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises an entrance porch, hallway, living room, dining room, kitchen, utility room, four bedrooms, master en-suite and a family bathroom internally. Externally there are gardens to the front and rear, gated off-road parking, double garage and workshop externally. EPC - D 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.

ENTRANCE PORCH

Entrance door from the front, internal door to the hallway and a built-in cupboard.

HALLWAY

Internal doors to the living room, kitchen, four bedrooms and family bathroom, walk-in cupboard with lighting and radiator internally, built-in cupboard with double doors and further built-in cupboard, two radiators and loft access point.

LIVING ROOM

Double glazed window to the front aspect, double glazed window to the side aspect, two radiators, wood burning stove and internal double doors to the dining room.

DINING ROOM

Double glazed window to the side aspect, radiator and internal door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and tall units with granite worksurfaces and tiled splashbacks above. Central island with breakfast bar, integrated eye-level electric double oven with grill, LPG five-burner gas hob, extractor unit, space and plumbing for a dishwasher, Samsung American fridge freezer, inset one and a half bowl stainless steel sink with mixer tap, under-counter lighting, plinth lighting, radiator, tiled flooring with under floor heating, double glazed window to the rear aspect and an internal door to the utility room.

UTILITY ROOM

Base and wall units with worksurface above. Space and plumbing for a washing machine, space for a tumble drier, one bowl stainless steel sink, freestanding oil boiler, double glazed window to the rear aspect and an external door to the rear garden.

MASTER BEDROOM

Double glazed window to the rear aspect, radiator and fitted bedroom furniture including wardrobes, drawers and dressing table. Internal door to the en-suite.

MASTER EN-SUITE

Three piece suite comprising a vanity WC, vanity wash hand basin and shower enclosure benefitting a mains shower with rainfall shower head. Fully-boarded walls, tiled flooring with under-floor heating, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

BEDROOM TWO

Double glazed window to the front aspect, radiator and fitted wardrobes.

BEDROOM THREE

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

BEDROOM FOUR

Double glazed window to the rear aspect, radiator and freestanding office furniture.

FAMILY BATHROOM

Four piece suite comprising a vanity WC, vanity wash hand basin, bath with hand shower attachment and a shower enclosure with electric shower unit. Fully-tiled walls, tiled flooring with underfloor heating, designer chrome radiator, chrome towel radiator, recessed spotlights, extractor fan and an obscured double glazed window.

EXTERNAL

Front Garden & Driveway:

Accessing the property via a double-gated entrance towards the extensive driveway, allowing off-road parking for multiple vehicles with further access into the double garage. A lawned front garden with mature borders and trees throughout. Access via double doors to the rear garden.

Rear Garden:

Comprising multiple areas including a generous lawned garden with mature borders, paved seating area, decked seating area and summerhouse with composite decking. Additionally within the rear garden is an external cold water tap, large greenhouse, timber garden shed, large log-store and an external WC. The oil tank is located within the rear garden.

DOUBLE GARAGE

Double garage complete with two up and over garage doors, window, power, lighting and cold water tap.

WORKSHOP

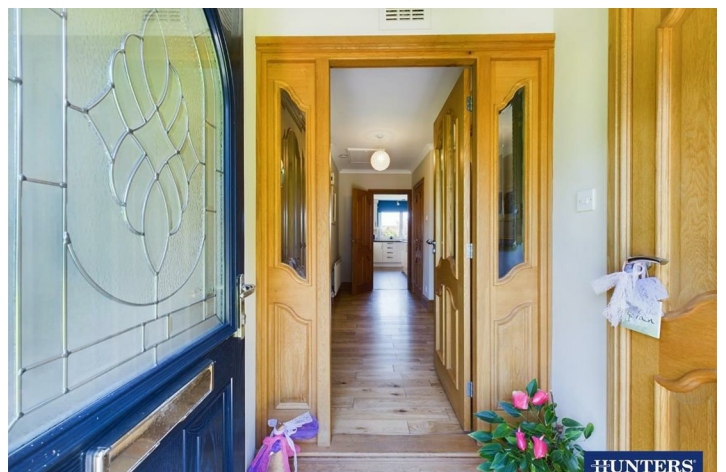
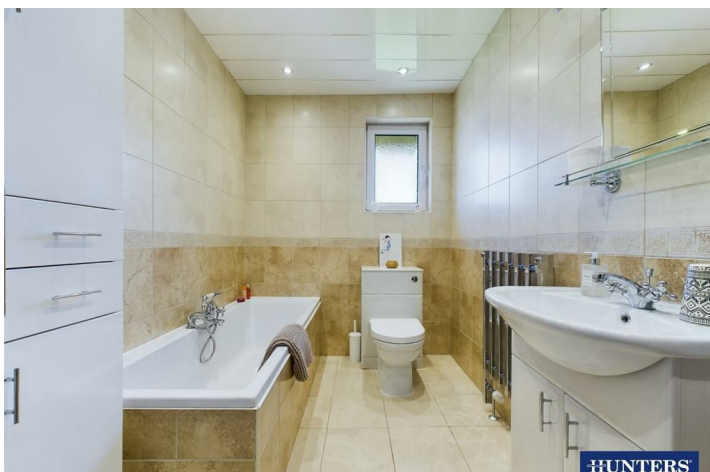
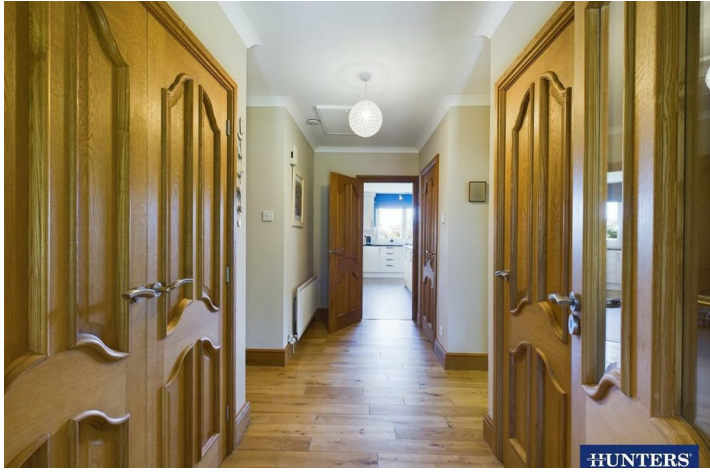
Accessible via double doors, fully-lined OSB internally with ample power sockets and lighting.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - teardrop.slot.earful

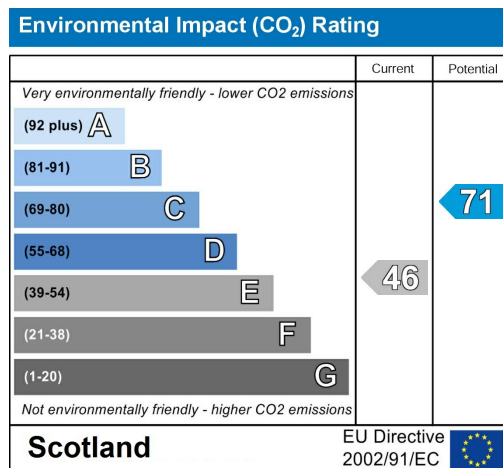
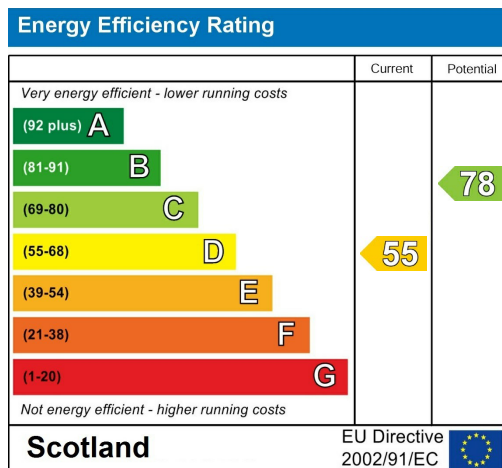
Floorplan







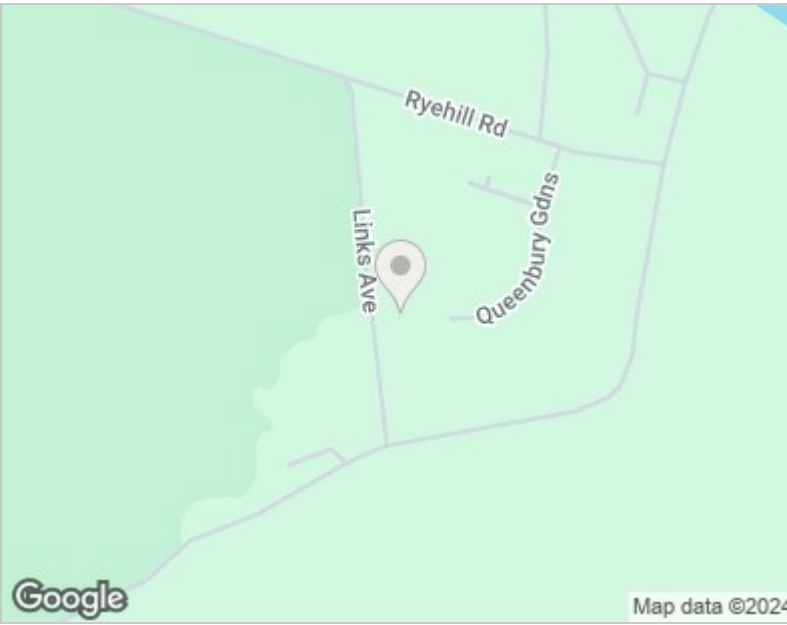
Energy Efficiency Graph



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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