



Kynance, Reiss

Offers Over £300,000



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3 BEDS | 2 BATH | 3 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring to the market this stunning detached bungalow, occupying a generous plot in a desirable residential location. Beautifully presented throughout, this exceptional home offers spacious and stylish accommodation, finished to an excellent standard and perfectly suited to modern family living.

At the heart of the home is the impressive open-plan kitchen and dining room, a superb space designed for both everyday living and entertaining. Featuring quality grey cabinetry, integrated Bosch appliances, a large central island with breakfast bar and ample dining space, this room flows effortlessly into the beautiful sunroom. Overlooking the mature rear gardens, the sunroom enjoys an abundance of natural light and opens directly onto a sheltered patio, creating the perfect space for indoor-outdoor living.

The generous lounge is a welcoming room, with five large windows allowing natural light to flood in while providing peaceful views over the beautifully landscaped rear garden. An attractive tiled fireplace with an electric fire creates a warm focal point, making this an ideal room to relax in. The accommodation further comprises three well-proportioned bedrooms, all beautifully presented, with two enjoying delightful views over the private rear gardens. A contemporary shower room with a luxurious walk-in shower and stylish vanity unit has been finished to a high standard, while a separate WC adds further convenience. A well-equipped utility room with excellent storage completes the internal accommodation.

Externally, the property enjoys beautifully maintained gardens to both the front and rear, with colourful flower borders, mature trees, ornamental grasses and established hedging creating a private and tranquil setting. A sheltered patio provides the perfect place to sit and enjoy the surroundings, while the generous tarmac driveway offers ample off-road parking for multiple vehicles. Further enhancing the property is a spacious double garage with light, power, water supply and an electric Hormann door, making it ideal for secure parking, storage or workshop use.

This outstanding bungalow offers a rare opportunity to acquire a spacious, move-in-ready home with immaculate gardens, quality finishes and excellent family accommodation, and early viewing is highly recommended.



Extra Information

Services

School Catchment Area is Noss Primary School / Wick High School

EPC

D

Council Tax Band

D

Tenure

Freehold

Viewing

If you would like to view this property, please contact the office on 01847 890826

Extras

What3Words: [///attention.grownup.seagulls](https://www.what3words.com/attention.grownup.seagulls)

Key Features

- Stunning detached bungalow in immaculate walk-in condition
- Spacious open-plan kitchen and dining room
- Bright and elegant sunroom with patio doors to the rear garden
- Generous lounge with feature electric fireplace and garden views



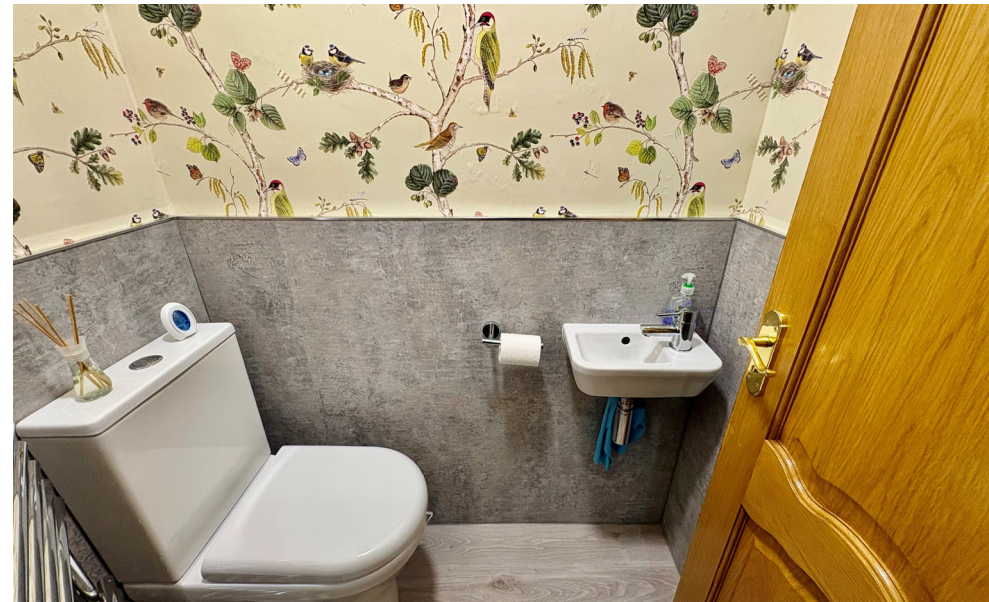
Property Photos



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Property Dimensions

Inner Hall 5.96m x 1.12m and 1.15m x 0.28m

The inner hall has been wallpapered and has an in-built storage cupboard. There is also a central heating radiator, downlights and a hatch gives access to the loft void. Oak doors lead to the kitchen/dining room, a WC, three bedrooms and the shower room.

Kitchen/Dining Room 4.84m x 8.35m

This splendid, generously proportioned room offers grey full-height, wall and base units with laminate worktops. There is an induction hob, an in-built eye-level Bosch oven, a fridge-freezer and a dishwasher. A centrally located island offers convenient drawers on one side and serves as a breakfast bar for several people on the other. Two sizable windows with blinds, face to the front elevation and flood this spacious kitchen with daylight. There are two central heating radiators, a smoke alarm, some coving and downlights. The flooring has been laid to tiles in the kitchen and to neutrally-toned carpet in the dining area. Double oak doors with partial glazing allow access to the exquisite sunroom.

Sun Room 2.8m x 3.72m

This impeccable room is beautifully presented and enjoys an outlook over the tranquil rear gardens. Luxury vinyl tile flooring has been laid to the floor and there are dual aspect windows with blinds as well as coving and a triple light fitting. This bright room is also equipped with a central heating radiator and chrome-finished power points. Double patio doors give access to the patio area of the rear garden.

WC 0.99m x 1.44m

This tastefully decorated room has wet wall panels to half height with wallpaper above. Luxury vinyl tile has been laid to the floor and there is a chrome towel radiator, a compact cloakroom basin and extractor fan and a flush light fitting.

Lounge 4.83m x 6.43m

This airy neutrally decorated room has been wallpapered, has a carpeted floor and benefits from five generous windows which are dressed with blinds and curtains and let plenty of natural daylight flood through. This stylish room is enhanced by two central heating radiators, coving as well as two pendant light fittings. There are also a BT point and electrical sockets. A focal point within the room is the attractive tiled fireplace containing an electric fire. This room enjoys an outlook over the beautifully maintained back garden.

Utility 2.66m x 1.68m

Accessed via a half-glazed UPVC door, this immaculately presented utility room benefits from tiled flooring, two built-in storage cupboards as well as a full convenient full-height cupboard with open shelving. There is also a spacious wall cabinet and floor unit, with laminate worktop, housing a washing machine. A large window with blinds faces the front elevation which allows natural light into the room, there are downlights as well as a central heating radiator and an oak door leads to the superb kitchen/ dining room.

Bedroom One 3.12m x 4.28m

Located to the rear of this wonderful home, this spacious room has been wallpapered and benefits from a fitted carpet. There is a central heating radiator, a triple light fitting, double sockets and coving as well as a telephone connection point. Two windows with wooden blinds and curtains, enjoy the outlook over the well-established gardens.

Bedroom Two 3.95m x 2.3m

This L-shaped room faces the front elevation and offers oak Karndean flooring. There is also a central heating radiator, double sockets as well as a window dressed with curtains.

Property Dimensions

Shower Room 2.41m x 2.37m

This elegant and functional shower room has tiled walls and benefits from three recessed alcoves. Grey luxury vinyl tile has been laid to the floor and there is a spacious walk-in shower with chrome shower attachments as well as a WC. The basin has been built into a blue vanity unit, which offers excellent cupboard and storage space. There is an illuminated circular mirror, a white towel ladder radiator as well as an extractor fan. The shower room also benefits from a flush light fitting, chrome toiletry accessories and an obscured window with a roller blind, facing to the front elevation.

Garden & Grounds

There is a large tarmac drive with off-road parking for multiple vehicles. The gardens to the front and rear are well established and looked after and boast vibrant flower borders, mature trees, hedging and various ornamental grasses. The front garden is fully enclosed with gates to each gable end, giving access to the rear garden.

The rear garden incorporates a cozy sheltered patio as well as a raised stone chipped flower border, displaying abundance of colour. There is a washing line, with the garden been laid to lawn. The property is serviced by oil central heating.

Bedroom Three 3.1m x 3.34m

The bright, rear-facing bedroom has grey built-in wardrobes as well as drawer space. A carpet has been laid to the floor and there are double sockets as well as coving, a central heating radiator and a pendant light fitting. Two windows with blinds and curtains offer the tranquil views of mature colourful gardens.

Garage 5.82m x 5.74m

The spacious double garage has a built-in work bench as well as light and power. There is a water tap, a window to the side elevation and a pedestrian door as well as an electric Hormann door.

WICK

Property Location

The Royal Burgh of Wick is the most northerly town on the East Coast of Caithness and is on the very popular North Coast 500 (NC500) tourist route. The town offers multiple stores such as Tesco, Boots, Superdrug, Argos, and B&M, as well as banks and a post office. The house is within easy driving distance of all amenities, including the hospital and doctor's surgery. There are many leisure opportunities, including a popular golf course, squash club, and public swimming pool/gymnasium. The town also boasts an airport with links to Inverness and Aberdeen and has good rail and coach services, as well as being close to ferry terminals with frequent daily services to Orkney.



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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor(s) ownership. We have not verified the tenure of the property, the type of construction, or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyors, etc., prior to the exchange of contracts.