

# 11 SUNNINGDALE SQUARE, KILWINNING

**Welcome  
Homes**

Property Done Properly



**4 Bedroom Semi-Detached House**



**Offers Over £170,000**

**Desirable Location**

**Ground Floor Bedroom & WC**

**Sun Porch**

**Generous Rear Garden**

**Driveway & Garage**

**Fantastic Family Home**

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Welcome Homes is delighted to present this attractive 4 bedroom semi-detached home, enjoying a quiet cul-de-sac setting in a sought after location. Offering flexible accommodation over two levels, a rear sun room and a generous garden, this appealing property provides plenty of space for family life.

The ground floor comprises an entrance hallway and a spacious living room with room for both comfortable seating and a dining area. Sliding doors connect the living room to the bright rear sun room, creating a lovely additional space to relax, with views over the garden and direct access to the decking.

The fitted kitchen offers a range of wall and base units, ample worktop space and tiled splashbacks. A ground floor WC adds everyday convenience.

The fourth bedroom is also situated on the ground floor and is currently arranged as a separate sitting room. This versatile room allows

buyers to adapt the accommodation to their needs, whether as a bedroom, an additional family room or a home office.

Upstairs, there are three double bedrooms and a shower room with a spacious shower enclosure.

Outside, the large enclosed rear garden combines a decked seating area, gravelled sections, planted borders and paved pathways, providing plenty of space for outdoor entertaining and gardening. To the front, a paved driveway provides off-street parking and access to the garage.

The property further benefits from a new central heating system.

With its peaceful setting, adaptable layout and generous outdoor space, this is an excellent opportunity to purchase a family home in a desirable location. Viewing is highly recommended.



**4 Bedroom Semi-Detached House**



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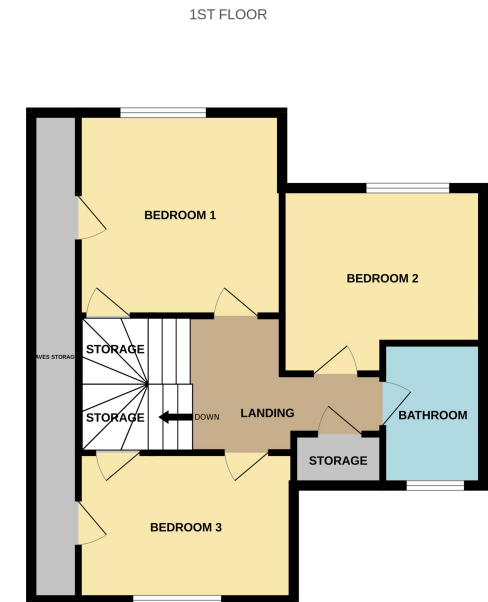
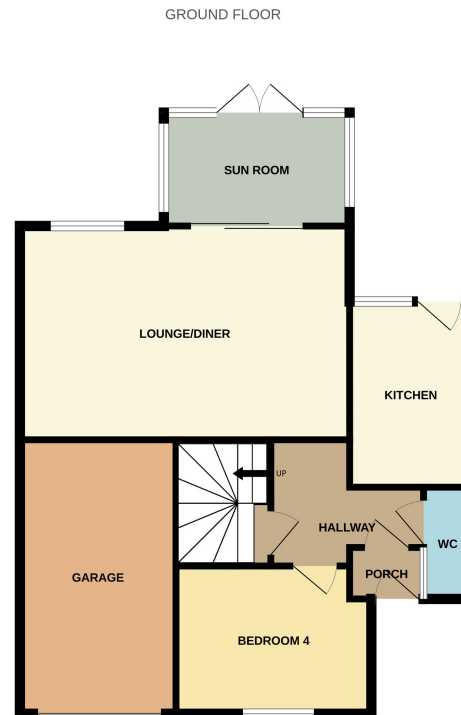
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## DIMENSIONS:-

|               |               |
|---------------|---------------|
| Lounge Diner: | 5.77 x 3.73 m |
| Sun Room:     | 3.25 x 1.98 m |
| Kitchen:      | 3.23 x 2.14 m |
| Bedroom 4:    | 3.42 x 2.58 m |
| WC:           | 1.95 x 0.76 m |
| Bedroom 1:    | 3.70 x 3.62 m |
| Bedroom 2     | 3.76 x 3.15 m |
| Bedroom 3:    | 3.68 x 2.62 m |
| Shower Room:  | 2.33 x 1.76 m |



COUNCIL TAX BAND D

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 4 Bedroom Semi-Detached House



## Offers Over £170,000