Grace Road, Broadfield

In Excess of **£500,000**

MANSELL McTAGGART
Trusted since 1947

- Substantial detached family home
- Six bedrooms
- Approximately 2092 sq.ft of living accommodation
- Downstairs shower room, generous size family bathroom and en-suite shower room
- Rear garden
- Driveway parking
- Walking distance to local amenities
- Buchan country park just a stones throw away
- Council Tax Band 'E' and EPC 'C'

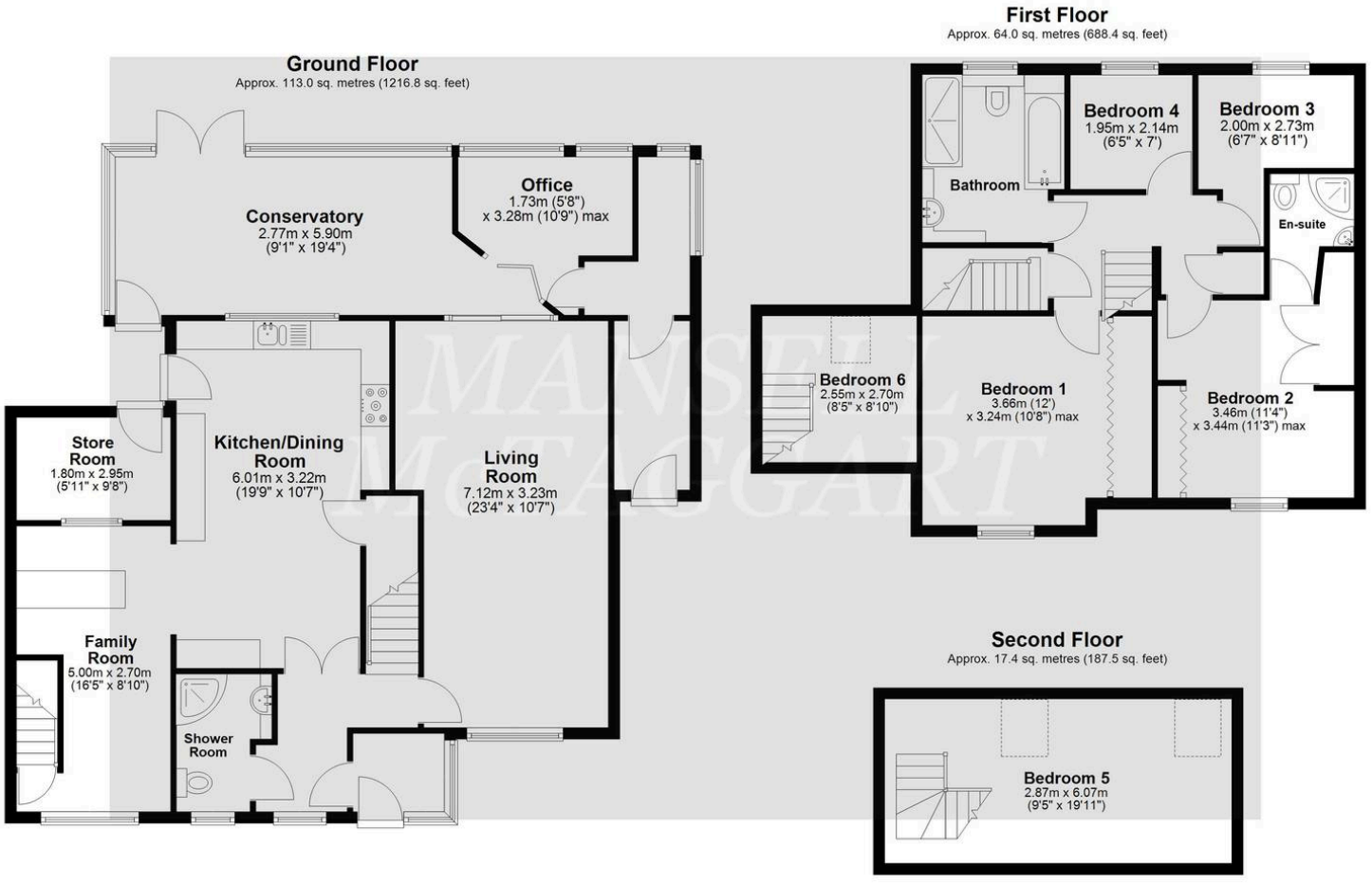
A spacious and flexible, six bedroom detached property ideal for larger or multi-generational families. Conveniently situated near local amenities and within walking distance to Buchan Country Park, the property offers well proportioned and versatile living accommodation throughout totalling over 2000 sq.ft, and positioned within a cul-de-sac location.

Upon entering, the practical porch leads to an inner hallway and ground floor shower room, setting the tone for the spacious layout within. The expansive 23ft living room showcases a feature fireplace and seamlessly connects to the generous size conservatory which amplifies the living space. The property features a discreet office space, accessible through a separate external door, catering to those requiring a home-based business setup. The centrally located kitchen/diner forms the heart of the home, accommodating large family gatherings with ease. Featuring a range of wall and base units, gas hob, double eye-level oven and space and plumbing for both a washing machine and dishwasher.

A second reception room adds versatility to the layout, with stairs leading to a double bedroom above, offering the potential for an annexe area. The main staircase ascends to the first floor, revealing four bedrooms, the main bedroom is complete with ample fitted wardrobes, a second double bedroom features an en-suite shower room and ample fitted wardrobe space. Two further single bedrooms and a a family bathroom, with a freestanding shower cubicle and a bath. A final flight of stairs leads to the final bedroom, boasting abundant eaves storage.

To the front of the property is off-road parking for two to three vehicles, complemented by a small lawned garden and gated access on both sides. The rear features a patio area linking to a sizeable enclosed storage cupboard, leading to a vast raised deck and a lush lawn area suitable for children and pets.

This expansive family home spanning over 2,000 sq. ft caters to a range of needs, whether for growing families, older families with teenagers, multi-generational households, or those seeking versatile living spaces for work or business purposes. With its myriad possibilities and inviting ambience, a viewing is highly recommended to fully appreciate the endless potential of this remarkable property.



Total area: approx. 194.4 sq. metres (2092.7 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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