



Swanson Drive, Wick

Offers Over £300,000

5 BEDS | 2 BATH | 3 RECEPTION

Property Information

Yvonne Fitzgerald is delighted to bring this executive two storey home to the market. Offering flexible and comfortable accommodation over two levels, this beautiful home offers family living at its best.

With good quality finishings throughout, this wonderful home benefits from a generous lounge which has a marble fireplace and insert electric fire. This room also has patio doors which lead into the generous rear garden. The family room has a feature papered wall as well as a bay window and is ideally located to the front elevation. There is a spacious and bright dining room which gives access to the sun room to the rear. The sunroom enjoys panoramic views over the countryside. The oak fitted kitchen is of good proportions and boasts a superb Rangemaster cooker as well as an integral dishwasher. The utility room is spacious and benefits from oak units and has space for a washing machine, fridge freezer and tumble dryer. A tastefully decorated WC completes the downstairs accommodation.

Upstairs the beautiful master bedroom benefits from a dressing room as well as an en suite shower room. There is a superb family bathroom which boasts a jacuzzi bath as well as a shower. Four immaculately presented complete the living accommodation. Throughout the home there is excellent storage with most of the bedrooms benefitting from built in wardrobes. Oak doors have been fitted throughout and this stylish home also benefits from oil central heating.

Externally there is a large garage as well as a large monobloc driveway which provides parking for numerous vehicles. The front garden is laid to lawn with some feature lower borders. The generous rear garden is enclosed and benefits from ranch style fencing as well as a block-built wall. Mainly laid to lawn with flower borders, the rear garden also benefits from a patio seating area and enjoys an open outlook over the countryside

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. .



Extra Information

Services

School Catchment Area is - Newton Park Primary, Wick High

EPC

EPC - C

Council Tax

Band - E

Tenure

Freehold

Viewing

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

Extras

What3Words://screaming.wasp.spine

Key Features

- Five Bedrooms
- En-Suite
- Dressing Room
- Family Room
- Sun Room



Property Photos



Property Photos



Property Photos



Property Dimensions

Front Vestibule 1.99m x 1.36m

Accessed via a partially glazed UPVC door, the vestibule has magnolia painted walls and oak laminate flooring. There is a central heating radiator and a flush light fitting. A door gives access to the inner hall and a window faces the side elevation.

WC 1.99m x 1.10m

The well-presented WC benefits from oak laminate flooring. There is a WC and a pedestal basin. A opaque windows faces the side elevation and there is also a flush light fitting, as well as a central heating radiator.

Family Room 4.51m x 3.61m

This beautiful room has a feature wall and benefits from a fitted carpet. There is a five-light fitting, two central heating radiators and chrome electrical sockets. An attractive bay window with blinds adds character to the room and lets plenty of natural light flood through. It is a light and bright reception room.

Dining Room 3.42m x 3.88m

The dining room is articulately well thought out. There is a feature painted wall, and chrome double sockets. Oak laminate has been laid to the floor and there is also ceiling downlights and a central heating radiator. Oak partially glazed doors give access to the kitchen. Double doors lead to the lounge and sun room.

Inner Hall 3.53m x 4.67m

The inner hall is spacious. There is a feature painted wall and oak laminate flooring. There are two pendant light fittings and chrome sockets. The cupboard provides storage and there is also a central heating radiator. Oak doors give access to the lounge, family room, kitchen, WC, and the utility room.

Lounge 4.17m x 7.19m

The stylish lounge is immaculately presented. There is a beautiful marble fireplace with an electric fire, as well as coving. This spacious room also benefits from ceiling downlights and two central heating radiators. A large picture window faces the front elevation, and sliding patio doors give access to the rear garden. The lounge benefits from chrome power points and has a cream carpet laid to the floor. There are scenic rural views from the two patio glazed doors of this lovely home.

Kitchen 4.99m x 3.60m

This stunning room has a good selection of oak base and wall units with laminate worktops. There is a superb Rangemaster cooker with a five-ring hob, double oven and warming plate, which has a steel stainless steel extractor hood above. This room benefits from an integral dishwasher and has space for an American fridge freezer. Oak laminate has been laid to the floor, there are ceiling downlights, chrome sockets, a phone point, and a large picture window to the rear elevation. A door gives access to the dining room. There is plenty of space for a table and chairs. The kitchen also benefits from a central heating radiator.

Sun Room 3.77m x 3.66m

This fantastic room has triple aspect windows, with blinds, and boasts breathtaking rural views over the countryside. Double glazed doors lead to the patio area of the garden. The room has a central heating radiator and a triple light fitting.

Property Dimensions

Utility Room 2.37m x 1.23m

This spacious room has painted walls and oak vinyl flooring. There are oak wall units and laminate worktops with space below for a washing machine, tumble drier and fridge freezer. There is a central heating radiator and a flush light fitting. A door leads into the garage.

Stairwell 5.60m x 2.74m

A carpeted stairwell gives access to the L-shaped first floor landing. This area of the home benefits from a smoke alarm, ceiling downlights, as well as chrome sockets. A cupboard provides storage and there is also a central heating radiator. Oak doors give access to the generous bathroom and five beautifully presented bedrooms.

Dressing Room 2.30m x 2.71m

This brilliant room has maple fitted wardrobes and built in chests. Painted magnolia throughout, this bright room has a fitted carpet and a central heating radiator. An opaque window allows plenty of natural daylight flood through and there is also a chrome light fitting.

Family Bathroom 2.78m x 3.62m

This superb room is of good proportions and has been tiled throughout. There is a jacuzzi bath, a pedestal basin as well as a WC. The bathroom also benefits from a shower enclosure, an extractor fan and a central heating radiator. There are also ceiling downlights, a wall mounted mirror, and an opaque window with a roller blind to the side elevation.

Garage 4.22m x 2.37m

The garage has an electric roller door and a partially glazed door to the side elevation. A hatch gives access to the loft void. There is fluorescent lighting, double sockets as well as a water tap. The garage has a built-in work bench and also houses the central heating boiler. A window faces the rear elevation.

Master Bedroom 4.81m x 4.80m

This beautiful room has a feature painted wall and a fitted carpet. There is a chrome triple light fitting, an aerial point, double sockets and a central heating radiator. A window, which has been fitted with blinds faces the front elevation. Doors give access to the dressing room and en-suite.

Shower Room 2.52m x 3.90m

This en-suite has been tiled from floor to ceiling. There is a white WC, pedestal basin, as well as a generous shower enclosure. This shower room benefits from a shaving point, a towel radiator, and a wall mounted mirror. An opaque window with a roller blind can be found to the side elevation.

Bedroom Two 4.00m x 2.90m

This tastefully decorated room has open views of the surrounding countryside. The walls have been painted and a carpet has been laid to the floor. There is a central heating radiator, an aerial point and chrome sockets. A window with a roller blind face the rear elevation and there is also a chrome light fitting.

Property Dimensions

Bedroom Three / Study 2.61m x 2.91m

This neutrally decorated room has magnolia painted walls and oak laminate flooring. There is a central heating radiator, a triple light fitting and two windows to the rear elevation.

Bedroom Five 3.90m x 4.73m

This bedroom benefits from a feature papered wall, as well as triple oak built in sliding wardrobes. A carpet has been laid to the floor, with a triple light fitting, chrome sockets, and a central heating radiator within. A window with a roller blind face the rear elevation.

Front Garden

The front garden is mainly laid to lawn with a feature circular flower border. A further border benefits from bedding plants. A path gives access into the house and there is a large monobloc driveway which provides parking for several cars.

Bedroom Four 3.56m x 3.11m

This immaculate room benefits from mirrored built in wardrobes, with hanging and shelf space. A carpet has been laid to the floor, there is also a central heating radiator in this room, along with double sockets. A window with a roller blind face the front elevation and there is also a chrome light fitting.

Rear Garden

The generous rear garden is enclosed and benefits from a block-built wall, as well as ranch style fencing. Mainly laid to lawn with flower borders, this lovely garden also highlights a feature patio seating area. Scenic views across the countryside can be found from within the rear garden. Also, the garden contains a clothes whirly and an enclosed area, which houses the oil tank and bin store.

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 town 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.