



## THE DELL, DYKE, MORAY IV36 2TF



Fabulous opportunity to acquire this charming and deceptively spacious 3 Bedroom Detached Bungalow, perfectly positioned within the heart of the picturesque village of Dyke.

Enjoying a wonderful village setting and offering flexible accommodation throughout, this delightful home boasts generous living space, an abundance of natural light and a superb enclosed rear garden, which is undoubtedly one of the property's most impressive features. Beautifully established with mature trees, areas of lawn and space for outdoor seating and entertaining, the garden provides a wonderful sense of privacy and creates the perfect haven for families, keen gardeners and those who simply enjoy outdoor living.

The thriving village of Dyke is situated approximately 4 miles west of Forres and benefits from a strong community spirit, a highly regarded Primary School and an active Village Hall.

Accommodation comprises: Vestibule, Bedroom, Entrance Hallway, Spacious Lounge, Sun Room, Kitchen Diner, Rear Vestibule, Utility Space, 2 further Double Bedrooms and a Family Bathroom. The property further benefits from Oil Central Heating, a Detached Garage and a substantial Enclosed Rear Garden.

EPC Rating E

### **OFFERS OVER £270,000**

**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

## Verandah and Entrance

Verandah with ceramic tiling and exterior light. Secure door leading to the Vestibule.

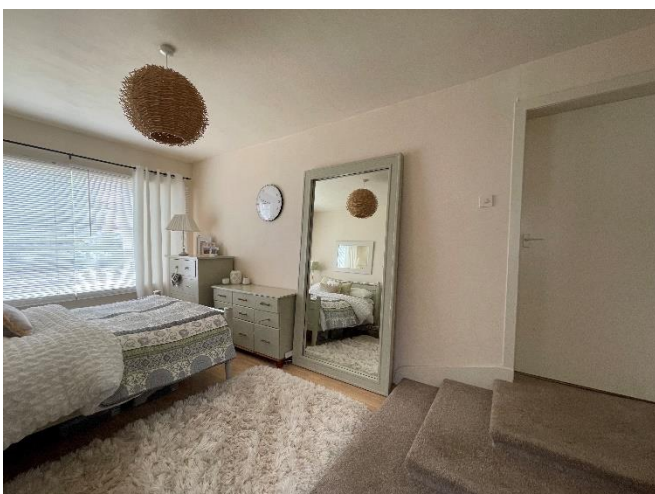


## Vestibule

Single light fitting, coving and smoke alarm to the ceiling. Wood effect laminate to the floor. Window to the front aspect with venetian blind. Door leading to a Bedroom and glazed door leading to the Hallway with glazed panels to either side.

## Bedroom - 9'5" x 16'11"

Generously proportioned double Bedroom accessed via steps leading down from the Vestibule. Window to the front aspect with wrought iron curtain pole and a further window to the side aspect, both fitted with venetian blinds, allowing an abundance of natural light to flood the room. Wood effect laminate to the floor. Double radiator and various power points. Built-in cupboard housing the consumer units. Single pendant light fitting to the ceiling.



## Hallway

Welcoming central Hallway with single pendant light fitting, coving, heat sensor and smoke alarm to the ceiling. Loft access via a Ramsay ladder to a fully floored area with lighting. Wood flooring. Double radiator and double power point. Double built-in cupboard providing hanging and shelved storage. Further built-in cupboard housing the water tank and providing additional storage space. Doors leading to the Kitchen, Lounge, Bedroom and Bathroom.



## Bedroom - 12'9" x 9'10"

Bright and well-proportioned double Bedroom with window to the side aspect fitted with a venetian blind. Single pendant light fitting to the ceiling. Single radiator and various power points. Painted original floorboards. Built-in cupboard offering useful storage space.





**Family Bathroom - 5'9" x 8'5"**

Stylish Bathroom comprising a low level WC, bath with overhead electric shower and shower screen, and wash hand basin with mixer tap set within a vanity unit providing storage. Single light fitting to the ceiling. Ceramic tiling to the floor and walls. Window to the side aspect with obscure glass and venetian blind. Double radiator.

**Kitchen Diner - 10'10" x 13'1"**

Bright and sociable Kitchen Diner fitted with a range of base units and roll top work surfaces with matching upstands. Wall mounted display shelf. Stainless steel sink, drainer and mixer tap. Wall mounted Xpelair. Space available for a cooker and fridge freezer. Single pendant light fitting, three-bulb light fitting and smoke alarm to the ceiling. Wood effect laminate to the floor. Ample space for a dining table and chairs, making this an ideal setting for everyday family life and informal entertaining. Window to the front aspect with venetian blind and further window to the side aspect, also fitted with a venetian blind. Door with glazed panel leading to the Lounge and Rear Vestibule.





**Rear**  
**- 5'7" x 3'2"**

**Vestibule**

Access from the Kitchen and secure door leading to the side of the property. Single pendant light fitting to the ceiling. Wood effect laminate to the floor. Door leading to the Utility Space. Built-in cupboard providing shelved storage.

**Utility Space - 3'3" x 4'1"**

Practical Utility Space with work surface and space for a washing machine. Grant oil fired boiler is housed within this area. Double power points and wall mounted heating control. Small window to the side aspect.

**Lounge - 11'10" x 20'4" (maximum measurement)**

Impressive and generously proportioned Lounge with the focal point being the attractive multi-fuel burner set within a stone surround, inset and mantel with slate hearth, creating a warm and inviting atmosphere. Single pendant light fitting and smoke alarm to the ceiling. Wood effect laminate to the floor. Large window overlooking the rear garden with venetian blind and chrome curtain pole and a further window to the side aspect with venetian blind and chrome curtain pole, allowing natural light to flood the room. TV point and various power points. Two double radiators. Doors leading to the Kitchen, Sun Room, Hallway and Bedroom.



**Sun Room - 8'3" x 12'5"**

Delightful and light-filled Sun Room enjoying views over the garden and providing a wonderful additional reception space for relaxing, reading or entertaining. Two windows to the side aspect. Wood effect laminate to the floor. Various power points. Two wall mounted light fittings. Secure composite door leading to the Garden.



### **Bedroom 3 - 12'8" x 9'4"**

Well-appointed double Bedroom with window to the rear aspect fitted with venetian blinds and pine curtain pole. Single pendant light fitting to the ceiling. Wood effect laminate to the floor. Built-in wardrobes offering hanging and shelved storage. Various power points. Single radiator.



### **Driveway, Garage and Garden**

Shared driveway providing access to the Detached Garage.

To the front of the property is an attractive area of lawn creating a welcoming approach to the home. Gated access to the side leads to a stone chipped seating area, perfect for enjoying the outdoors.

The substantial enclosed rear garden is a true highlight of the property and offers a wonderful outdoor retreat. Predominantly laid to lawn with additional stone chipped seating areas, the garden is enhanced by a variety of mature trees and established shrubs, creating a lovely sense of privacy and seclusion. Offering excellent space for children to play, gardening enthusiasts to enjoy and for outdoor entertaining during the warmer months, this delightful garden is sure to appeal to a wide range of purchasers. Further features include a wood store, fence boundary and oil tank.





Note 1

All light fittings and floor coverings are included in the sale.

Council Tax Currently Band E



**Important Notice** These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

**The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market**

**Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.**

**Particulars Further particulars may be obtained from the selling agents with whom offers should be lodged.**

**Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.**

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**Please call 01309 696296 for an appointment.**