



# Detached Villa

33 The Paddock, Irvine, KA11 2AZ



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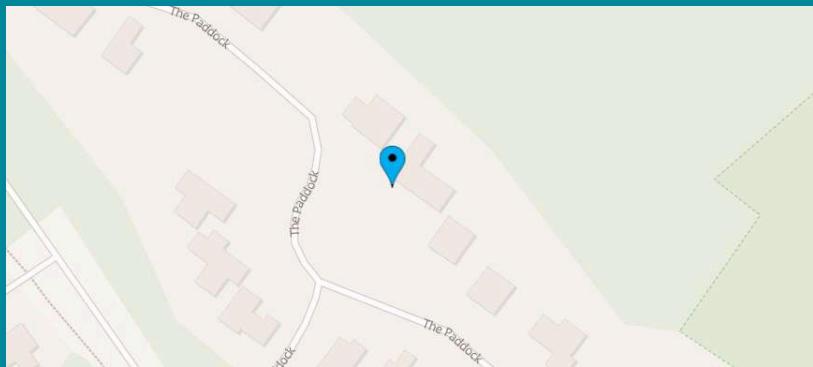
# 33 The Paddock

Taylor & Henderson are delighted to present to the market this rarely available detached villa offering excellent family accommodation within a private sought-after residential pocket of Perceton on the outskirts of Irvine. The accommodation on offer comprises reception porch, hallway with storage cupboard, w/c, utility room leading through to the breakfasting kitchen, open plan dining room/kitchen with feature fireplace, patio doors leading to a rear porch then to the rear garden. Through to the spacious lounge which also features patio doors to the garden, wood burning log fire. Beyond is a corridor with storage cupboards, 2 further rooms currently being used as a study and an art room (could be used as bedrooms). There is a further corridor off of the dining room leading to 2 double bedrooms (both with picture windows to the rear and 1 with a shower/ensuite area) and a family bathroom. The upper level boasts a generous master bedroom with built in wardrobes, a dressing room with a window boasting views across The Paddock. A double bedroom with door access to the loft space and a modern fitted shower room. Features include generous storage space, double glazing, gas central heating and a ring door bell alarm system. The front garden boasts double monoblocked driveway in front of the double attached garages, sections of lawn with mature shrubs and walkway to the front door. The enclosed rear garden which can be accessed from the patio doors from the lounge, dining room and from the side of the property boasts a generous area with different sections of patio seating areas, section of lawn, mature trees & shrubs and glass greenhouse. The Paddock, Perceton is a semi-rural area on the outskirts of Irvine close to all local amenities bus & train links, local shops and schools.

## Measurements

Entrance Vestibule	6'1 x 6'0
Storage Cupboard	5'1 x 1'1
WC	5'0 x 2'1
Dining Room	110 x 13'0
Breakfasting Kitchen	120 x 12'0
Utility Room	80 x 11'0
Lounge	160 x 17'0
Study	11'0 x 7'0
Art Room	120 x 10'2
Master Bedroom	180 x 13'1
Dressing Room	13'1 x 11'0
Bedroom 2	130 x 14'0
Shower Room	80 x 8'0
Bedroom 3	21'0 x 8'0
Bedroom 4	110 x 11'0
Bathroom	50 x 10'0





Viewing  
Through solicitors on 01294 606700

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Reference  
E501568



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