



31 Croft Road Forres, IV36 3JS



We are delighted to present this fabulous 4 Bedroom Bungalow located within a quiet cul-de-sac in a popular residential area of Forres. The Town of Forres has a thriving community and good number of National and Independent retail shops.

The property is well presented throughout and provides fabulous sized living accommodation comprising; entrance vestibule, hallway, lounge, kitchen, utility room, dining room/family room, master bedroom ensuite, 3 further double bedrooms and a shower room. Further benefits include gas central heating, uPVC double glazing, large driveway, garage and workshop.

An internal viewing is strongly recommended.

EPC Rating Band "C"

OFFERS OVER £360,000

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

Entrance Vestibule – 3'6" (1.06m) x 5'3" (1.59m)

Entrance the property through a secure UPVC door with ornate glass lead piped windows and a further obscure double glazed window to the side. Ceiling light fitting. Amtico wood flooring, wall-mounted coat hooks, security alarm system and a built-in cupboard which has the gas central boiler and provides access to the fuse box and consumer units. Multi-panel glass door leads to the hallway.

L-Shaped Hallway – 11'10" (3.6m) x 4'7" (1.38m) extends to 22'1" (6.72m) x 3'11" (1.18m)

Two 3 bulb ceiling light fittings, loft access and smoke alarm. Amtico luxury wood flooring, 2 double power points and a single power point. Thermostat control for the central heating. Single radiator. Two built-in cupboards with one with part shelf and hanging storage and the other with shelving, which is commonly utilized as an airing cupboard. Doors lead to the lounge, bedrooms and to the bathroom.



Lounge – 21'3" (6.48m) x 18'7" (5.66m) maximum measurement

This lovely big lounge has four central lights with a further four to the corners, papered ceiling finished with coving, smoke alarm, two large radiators with radiator covers, solid oak flooring throughout, TV, BT and various power points. Catalytic flueless Gas stove. Sliding double doors to the kitchen/ family area.



Family/ Dining Area – 12'0" (3.66m) x 10'9" (3.27m)

Family/ dining area with recess halogen spotlights to the ceiling, upright radiator, double power socket including USB, further double power points and TV point. Amtico luxury vinyl flooring. Double-glazed uPVC window overlooks the rear patio, double uPVC patio doors lead out to the garden, and open arched leads to the kitchen.



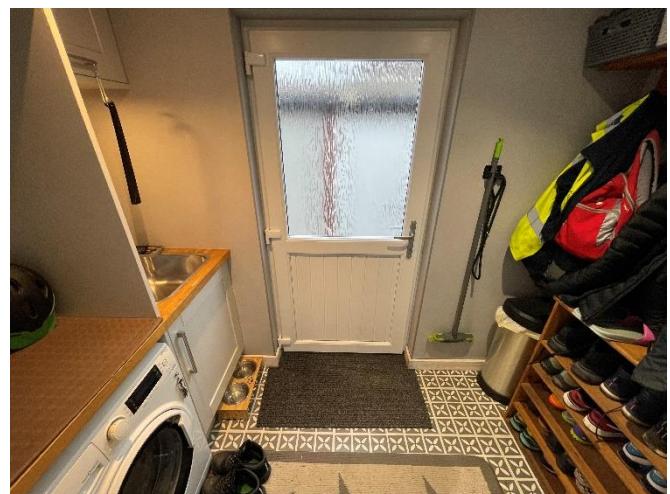
Kitchen – 9'5" (2.86m) x 10'2" (3.1m)

Fully fitted modern kitchen with a range of wall mounted gloss fronted cabinets with under unit lighting and base units with a quartz worktop and matching splash back to the wall. Integrated appliances include two eye level electric ovens, large built-in fridge and freezer set within the floor to ceiling cupboards which also provide larder storage and pull-out drawers. AEG induction hob and AEG overhead extractor hood which are connected to operate together. Stainless steel recessed sink with chrome mixer tap, built-in microwave oven and dishwasher. Kickboard lights, recess halogen lights to the ceiling, smoke alarm, multi panel glass door to the utility. A lantern skylight measuring 1m x 2m provides a good source of natural light. Double power points including USB sockets.



Utility Room – 4'1" (1.23m) x 8'5" (2.56m)

Practical utility room with a single base unit with a stainless-steel sink with chrome mixer tap, wet wall splash panel behind the sink. Wall mounted overhead cupboard, under counter storage for a washing machine and overhead counter storage for the tumble dryer. Two recess halogens on the ceiling. Amtico luxury vinyl flooring. Obscure UPVC door with a half solid panel to the bottom that leads out to the side garden.



Master Bedroom – 9'9" (2.96m) x 9'1" (2.76m) plus door access

Double bedroom with a pendant light fitting, carpet to the floor, upright radiator, various double power sockets, built-in wardrobe fronted by part mirror sliding doors provides part shelf and hanging storage. uPVC window with vertical blinds, curtain pole and curtains, overlooks the front aspect. Door to the ensuite shower room.



En-Suite shower room – 5'10" (1.77m) x 5'11" (1.8m)

The en-suite shower room has a vanity sink with chrome mixer tap and low-level WC with concealed cistern, a corner shower enclosure with a mains operated shower with rain shower head attachment, wet wall finish to the walls and glass retractable shower screen doors, upright heated towel rail. Wall mounted mirror with integrated light, splash back to the sink and toilet with matching wet wall, chrome accessories, recess, halogen spotlights to the ceiling, extractor fan and obscure uPVC window which overlooks the side aspect.

Bedroom 2 – 9'9" (2.96m) x 8'10" (2.69m)

Double bedroom with a four-halogen bulb ceiling light fitting, double radiator, carpet to the floor, various power points, BT and Tv point. uPVC double glazed window with curtain pole and hanging curtains to the rear aspect.

**Bedroom 3 – 9'0" (2.74m) x 11'8" (3.55m) narrowing to 9'10" (2.99m)**

Double bedroom with four halogen bulb ceiling light fitting, single radiator, carpet to the floor, various power points, built-in double wardrobe, fronted by sliding doors which provides part shelf and hanging storage. uPVC double glazed window with vertical blinds, hanging curtains and chrome curtain pole to the front aspect.

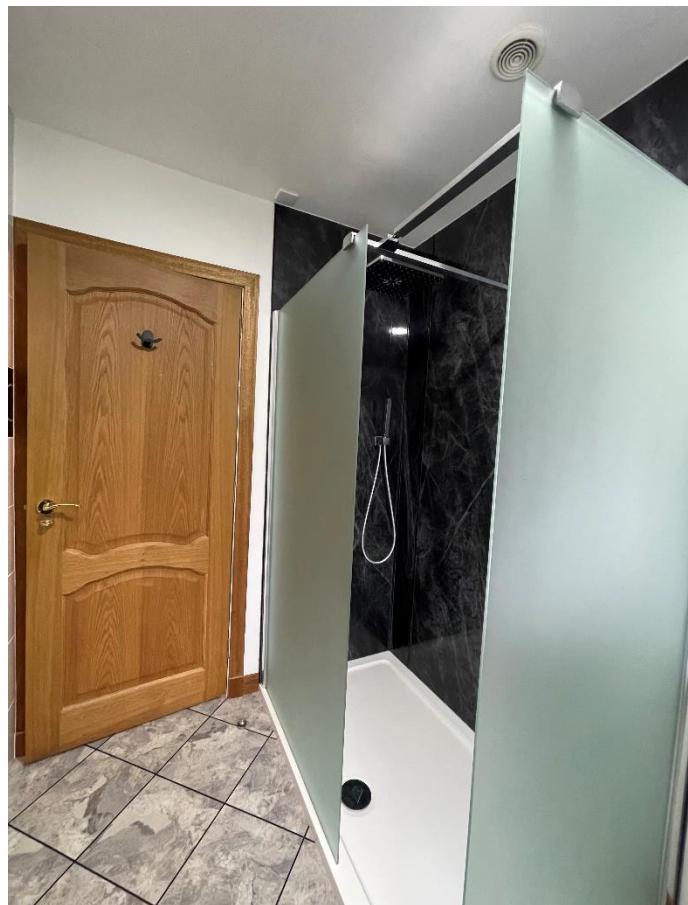


Bedroom 4 – 9'11" (3.02m) x 8'10" (2.69m)

Double bedroom, which has a three-bulb ceiling light fitting, carpet to the floor, small double radiator, various power points, large triple wardrobe fronted by part mirror and sliding doors, which provides part shelf and hanging storage. uPVC double glazed window with curtain pole and hanging curtains overlooks the rear aspect.

**Shower room – 5'10" (1.77m) x 8'9" (2.66m)**

Large shower room with a low-level WC, large vanity wash hand basin with chrome mixer tap, wall mounted mirror with integrated light, walk-in shower enclosure with wet wall finish, rain shower attachment with further showering head, shower tray and opaque glass shower screen. Karndean tile flooring, white upright radiator and partial tiling to the walls. Obscure uPVC window to the rear aspect, extractor fan, ceiling light fitting.



Driveway & Garage – 19'11" (6.07m) x 10'8" (3.25m)

Stone chip off road car parking for a good number of vehicles. Concrete platform outside the garage. Single garage with a corrugated roof with the up and over door at the front aspect, concrete floor, poured concrete style walls, UPVC window on the side and the rear. Service door at the side. Power and lighting.



Front & Rear Garden

The front garden is enclosed within a partial walled boundary with an area to lawn and established shrubs and trees. Stepped access to the front door with an outside light.

To the side there is an external power socket at the corner of the house, a Secure gate provides access to the rear garden. Outside tap to the front of the utility access.

The rear garden is enclosed within a walled boundary with established shrubs and trees around the perimeter. Mainly laid to lawn, large, paved patio area with a decorative stone border. External power socket and tap. Children's summer house. Timber shed. Area to stone chips provides access to the workshop. The workshop has a work bench, some cupboards, shelving, strip light fitting and various power sockets. Measures - 15'10 x 7'7".





Note 1 – All floor coverings, light fittings and integrated appliances are included in the sale.

Note 2 – The boiler was installed in 2022.

Council Tax Band "F"

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.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.