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Nestled in a sought-after residential area of Forres, this impressive modern four bedroom detached home combines contemporary living with generous family accommodation, all within easy reach of the town's excellent amenities and surrounding countryside.

DETACHED HOUSE
FOUR BEDROOMS
FREEHOLD
IMMACULATELY PRESENTED
PRIVATELY ENCLOSED GARDENS
HYBRID GAS BOILER & AIR SOURCE HEAT
PUMP CENTRAL HEATING
UPVC DOUBLE GLAZING
GARAGE
DRIVEWAY
WOODEN SHED
COUNCIL TAX BAND E
EPC RATING B

Offers Over
£340,000

This impressive four bedroom modern detached family home offers spacious and versatile accommodation over two floors, ideally suited to contemporary family living. Located within a popular residential development in Forres, the property enjoys a desirable setting close to local amenities, schools, transport links and surrounding countryside.

The accommodation is entered via a welcoming entrance hallway, which provides access to a bright and generously proportioned lounge, offering an ideal space for relaxation and everyday family living. To the rear of the property, the spacious kitchen/diner serves as the heart of the home, providing ample room for both family meals and entertaining guests.

The well-appointed kitchen/diner is complemented by a practical utility room, offering additional storage and laundry facilities, together with the convenience of a ground floor W.C.

Leading off the dining area, the delightful sun room offers a wonderful additional living space, overlooking the garden and providing the perfect setting for enjoying the surrounding garden outlook.

On the upper floor, a spacious landing gives access to four well-proportioned double bedrooms, all benefitting from fitted wardrobes which provide excellent storage solutions.

The principal bedroom further benefits from its own en-suite shower room, creating a private retreat for homeowners. The remaining bedrooms are served by a stylish family bathroom, fitted with a modern suite.

Externally, the property benefits from a private rear garden, predominantly laid to lawn and complemented by a slabbed patio area, providing an ideal space for outdoor dining, relaxation, and entertaining. To the front, a generous double driveway offers ample off-street parking and leads directly to the garage. A garden shed positioned to the rear provides useful additional storage.

Combining generous accommodation, practical design and a sought-after location, this attractive four bedroom detached home presents an excellent opportunity for those seeking a move-in-ready family property in the heart of Moray.









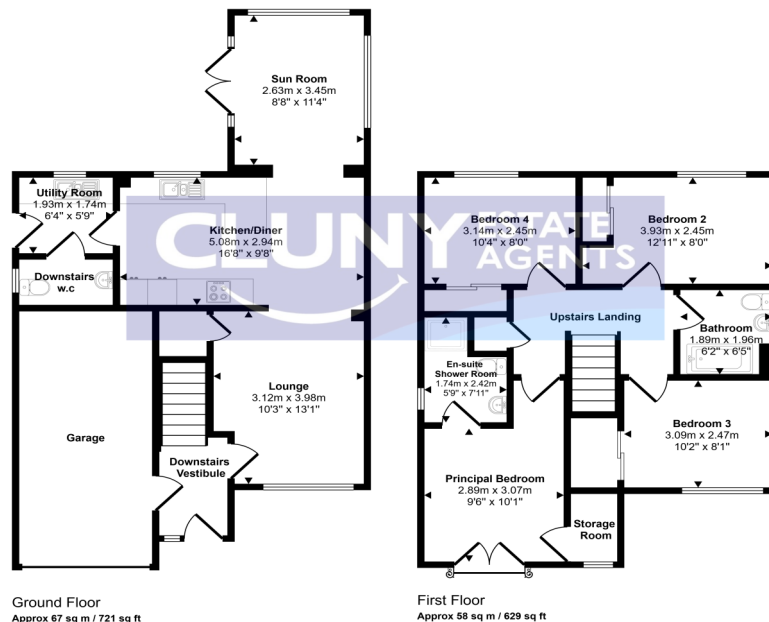




Lounge:	3.12m x 3.98m (10'3" x 13'1")
Kitchen:/Diner:	5.08m x 2.94m (16'8" x 9'8")
Utility Room:	1.93m x 1.74m (6'4" x 5'9")
Sun Room:	2.63m x 3.45m (8'8" x 11'4")
Principal Bedroom:	2.89m x 3.07m (9'6" x 10'1")
En-suite Shower Room:	1.74m x 2.42m (5'9" x 7'11")
Bedroom Two:	3.93m x 2.45m (12'1" x 8'0")
Bedroom Three:	3.09m x 2.47m (10'2" x 8'1")
Bedroom Four:	3.14m x 2.45m (10'4" x 8'0")
Bathroom:	1.89m x 1.96m (6'2" x 6'5")



Approx Gross Internal Area
126 sq m / 1351 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.