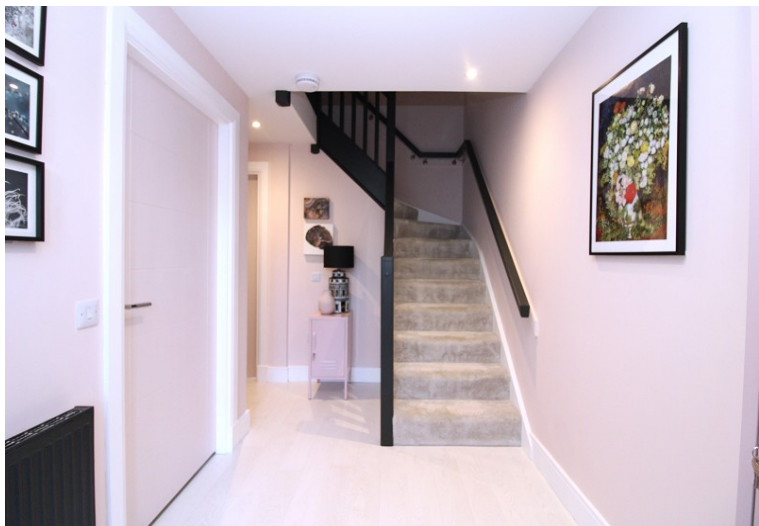


44 Darochville Place
Ness Castle. Inverness, IV2 6FG

Offers Over £380,000





Overview

- Immaculate 4 bedroom detached home in sought after new development
- Beautifully decorated and presented throughout
- Lounge, kitchen/diner, garden room, WC, utility room
- 4 bedrooms, 2 ensuite shower rooms, family bathroom
- Sunny enclosed rear garden with patio, garage and driveway
- EPC Band C



Description

Fantastic opportunity to purchase a stylish, detached villa located in the desirable and established development of Ness Castle. Built by Robertson Homes to their 'Elliot Garden Room' design this immaculate home has been finished to a high standard and is in walk in condition. The rooms are all generously proportioned and the decor has a colourful contemporary finish that will appeal to many. On the ground floor is the well appointed lounge and the spacious kitchen/diner with garden room which is perfectly placed to enjoy the sunny private garden. The sleek kitchen has ample storage with good work top space and comes with top of the range integrated appliances including double electric oven, gas hob, extractor and dishwasher and American fridge/freezer. There is ample room for a dining table and eight chairs, with the garden room providing space for sofas and armchairs. Completing the downstairs accommodation is the utility room and WC. Upstairs there are 4 double sized bedrooms and the family bathroom. The principal bedroom and bedroom 2 both benefit from ensuite shower rooms. Completing the accommodation is the family bathroom. There is good storage throughout including a large hall cupboard and under stair cupboard. The property benefits from double glazing and gas central heating throughout with supplementary EV solar panels. Outside the south-east facing rear garden is fully enclosed and mostly laid to lawn with a patio area. There is a drive for two vehicles which leads to the attached garage with power and electrics. This beautiful family home will appeal to the discerning buyer looking for an immaculate property truly in walk in condition. Early viewing is essential.



Room Dimensions

Lounge	(14' 5" x 12' 8") or (4.39m x 3.87m)
Kitchen	(13' 2" x 8' 10") or (4.01m x 2.69m)
Dining Area	(12' 0" x 10' 3") or (3.67m x 3.12m)
Garden room	(13' 0" x 11' 11") or (3.97m x 3.64m)
Utility Room	(8' 11" x 5' 7") or (2.72m x 1.70m)
WC	(8' 2" x 4' 0") or (2.49m x 1.22m)
Master Bedroom	(12' 8" x 10' 6") or (3.87m x 3.21m)
Master Bedroom En Suite	(8' 10" x 4' 8") or (2.69m x 1.42m)
Master Bedroom Wardrobe	(6' 8" x 4' 8") or (2.02m x 1.41m)
Bedroom 2	(17' 1" x 8' 11") or (5.21m x 2.71m)
Bedroom 2 En Suite	(9' 4" x 4' 11") or (2.84m x 1.51m)
Bedroom 3	(12' 5" x 10' 11") or (3.78m x 3.32m)
Bedroom 4	(8' 10" x 8' 10") or (2.70m x 2.69m)
Bathroom	(5' 7" x 6' 3") or (1.69m x 1.91m)





Services

Flogas, electricity, water and drainage. Telephone and Broadband.

Extras

All fitted floor coverings, fixtures and fittings and window blinds. Integrated gas hob, double electric oven, extractor and dishwasher and American fridge freezer. Some furniture available through separate negotiations.

Maintenance Charges

There will be a factoring charge of approximately £140 per annum for the maintenance of the communal areas within the development.

Council Tax

Band F

Tenure

Freehold

Entry

By mutual agreement.



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