

7 Priory Way

Beaulieu, IV4 7GF

Offers Over £340,000





Overview

- Seldom available 3 bed detached villa
- Situated in a quiet cul-de-sac in sought after village
- Lounge, dining room, conservatory, kitchen, utility, WC
- 3 double bedrooms, principle ensuite, family bathroom
- Enclosed landscaped gardens, driveway, garage
- EPC Band C



Description

Fantastic opportunity to purchase an immaculate detached villa in the sought after village of Beaulieu. Built by Scotia Homes in 2007, this well maintained home is beautifully presented throughout and would suit a range of potential buyers. The bright lounge has a bay window over-looking the front garden and features a flame effect electric stove. French doors lead into the dining room which has space for a table and six chairs and has patio doors leading to the conservatory, perfectly placed to enjoy the privacy of the garden. Further French doors lead into the spacious kitchen which comes with integrated appliances including an electric hob, oven, extractor, dishwasher and wine fridge. The separate American fridge/freezer is also included in the sale. The utility room comes with a sink and space and plumbing for a washing machine and tumble drier. There is access to both the garden and the internal garage with built in storage, power and lights. A WC completes the ground floor accommodation. On the first floor are 3 double bedrooms, with the principal bedroom benefiting from his n' her double wardrobes and an ensuite shower room with mains shower. The family bathroom with mains shower over the bath completes the accommodation. There is good storage including hall cupboards on each floor and double glazing and oil fired central heating throughout. The enclosed rear garden has been beautifully landscaped with low maintenance in mind and comes with a decked area and summer house with power. The front garden is mainly laid to lawn and has a driveway with parking for 2 cars. This lovely property is the ideal purchase for those looking for a quality home in the beautiful village of Beaulieu.



Room Dimensions

| | |
|----------------------------|---------------------------------------|
| Hallway | (19' 4" x 7' 3") or (5.90m x 2.20m) |
| Lounge | (16' 5" x 12' 10") or (5.00m x 3.90m) |
| Kitchen | (16' 1" x 9' 6") or (4.90m x 2.90m) |
| Dining Room | (12' 10" x 9' 10") or (3.90m x 3.0m) |
| Conservatory | (10' 10" x 9' 10") or (3.30m x 3.00m) |
| Utility Room | (9' 6" x 5' 11") or (2.90m x 1.80m) |
| WC | (6' 3" x 5' 11") or (1.90m x 1.80m) |
| Principal Bedroom | (14' 9" x 9' 10") or (4.50m x 3.00m) |
| Principal Bedroom En Suite | (8' 2" x 6' 7") or (2.50m x 2.00m) |
| Bedroom 2 | (12' 10" x 10' 2") or (3.90m x 3.10m) |
| Bedroom 3 | (10' 2" x 9' 6") or (3.10m x 2.90m) |
| Bathroom | (7' 3" x 5' 11") or (2.20m x 1.80m) |





Services

Mains electricity, water and drainage. Oil fired central heating. Telephone and Broadband.

Extras

All fitted floor coverings, fixtures and fittings, including all light fittings, except for the lounge and dining room. Curtain poles, curtains and window blinds. Integrated appliances including an electric hob, oven, extractor, dishwasher and wine fridge. The separate American fridge/freezer is also included in the sale. Summer house.

Maintenance Charges

A factoring fee of approximately £27 PCM is payable for maintenance of the communal areas.

Council Tax

Band E

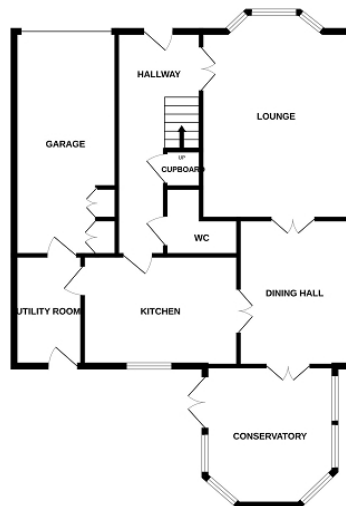
Tenure

Freehold

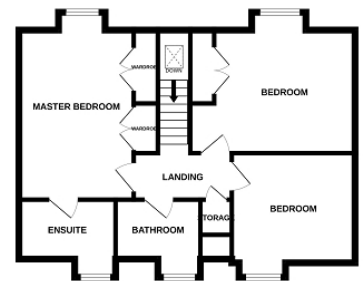
Entry

Early entry available.

GROUND FLOOR



1ST FLOOR



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