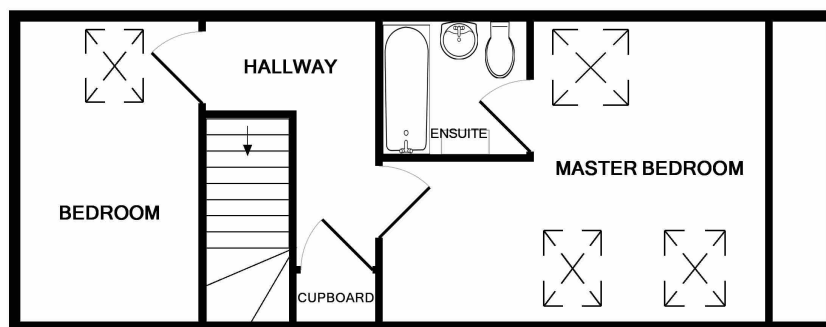
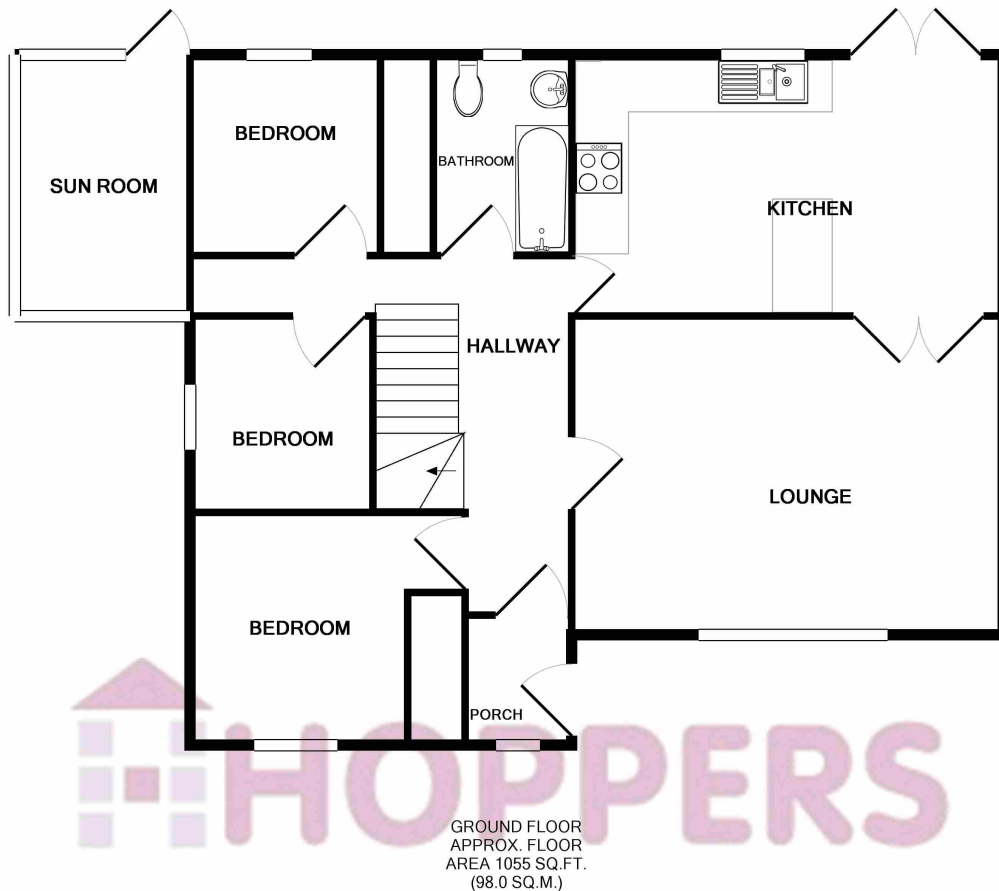




A modern, spacious detached villa in the picturesque coastal village of Maidens. With 5 bedrooms, large lounge, kitchen & dining area, 2 bathrooms, sun lounge & generous gardens, this is an impressive family home. With oil CH & private parking.





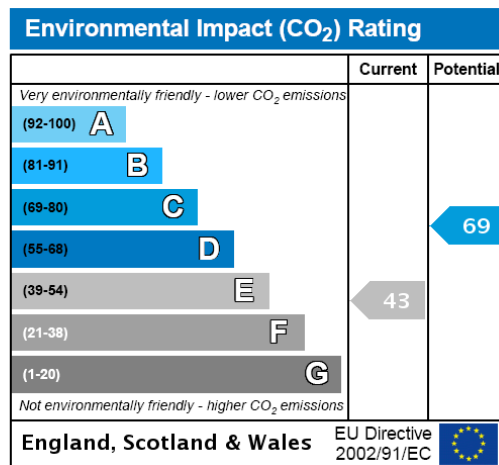
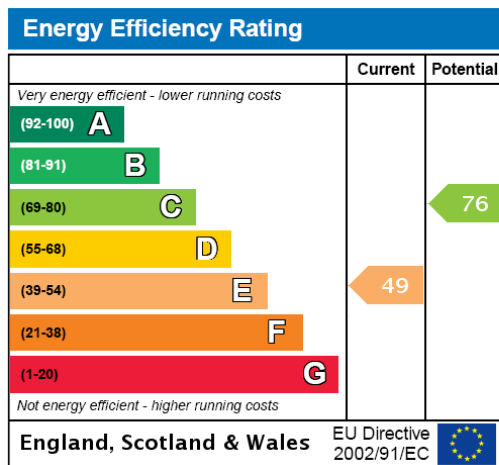


TOTAL APPROX. FLOOR AREA 1536 SQ.FT. (142.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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10 Ardlochan Avenue, Maidens, Ayrshire, KA26 9NU.

Hoppers Estate Agency are delighted to present this well presented, modern, detached villa, in a quiet residential cul-de-sac in the highly sought after, picturesque village of Maidens. This impressive home is in good decorative order, offers spacious and flexible accomodation, and has generous well-kept gardens. With oil central heating, off street parking and double glazing throughout.

#### GROUND FLOOR

**ENTRANCE & HALL:** The entranceway is spacious and welcoming, with a porch area with front facing double glazed window, and a good sized L-shaped hall with neutral decor.

**LOUNGE 18'9x13'11 approx:** The front facing spacious lounge is bright and neutrally decorated with light walls and fitted carpet. The room is brightened by the large front window, and there is access to the kitchen/dining area via double doors at the rear of the lounge.

**KITCHEN 18'9x10'11 approx:** This large kitchen is modern and neutral. There are a good amount of wooden wall and base units with black marble effect worktops, including a convenient breakfast bar, offering ample storage space. In good decorative order, the room has light walls and tile effect flooring making it bright and welcoming. With a stainless steel electric hob, oven and hood, there is also a stainless steel 1 1/2 sink with mono tap. There is space for dining to the rear of the room, and access through glass french doors to the large rear garden.

**BEDROOM 9'9x10'6 approx:** This downstairs double room is of a good size, with neutral decor, double built in wardrobe and a front facing double glazed window.

**BEDROOM 7'11x8'5 approx:** This single bedroom would make a convenient guest room, study or small nursery. Neutrally decorated with a side facing double glazed window.

**BEDROOM 8'9x8'10 approx:** A further bedroom is located at the back of the property, with a rear facing double glazed window. This room could fit a double bed, or would make an ideal childs room or nursery. There is a convenient fitted wardrobe and frosted glass windows into the hall.

**SUN ROOM 8'3x12'0 approx:** The sun room is located at the side of the property to the end of the L-shaped hallway. With fitted carpet and windows covering the upper half of 3 walls, this room offers a quiet & sunny space to relax.

**BATHROOM 5'4x8'9 approx:** The bathroom is modern and bright, with a white suite comprising of bath with



shower above, toilet and wash-hand basin. The decor is neutral with fully tiled light flooring and walls, and there is a frosted double glazed window to the rear.

#### FIRST FLOOR

**MASTER BEDROOM** 18'11x13'9 (incl. en-suite) approx: This impressive master bedroom is spacious and bright. With neutral decor, extensive fitted wardrobes offering excellent storage space and a convenient en-suite bathroom. There are 3 velux windows brightening the room, 2 to the front and 1 to the rear.

The modern en-suite bathroom comprises of a bath with shower above, toilet and wash-hand basin. The room is neutral with fully tiled flooring and walls, and ceiling spotlights.

**BEDROOM** 8'5x13'9 approx: The second upstairs double bedroom is of a good size, with neutral decor and a rear facing velux window.

**EXTERIOR:** The property boasts generous exterior space with both front and back gardens and private off street parking. The front area is neat and mainly laid to lawn, with pathway and stone chips along the edge of the property. There is also driveway and single garage. The fully enclosed, attractive rear garden has been well maintained by the current owners; it is a large space mainly laid to lawn with a spacious decking area, perfect for outdoor entertaining, at the rear french doors. There is also a patio area, suitable for dining, which is bordered by mature plants and shrubs. Due to the size of the space, this garden would make a great project for a keen gardener, but can also be easily maintained in it's current state.

Viewings strictly by appointment through Hoppers Estate Agents: 01292 477788

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