

Fairfield Park

Monkton, KA9

Offers over £225,000

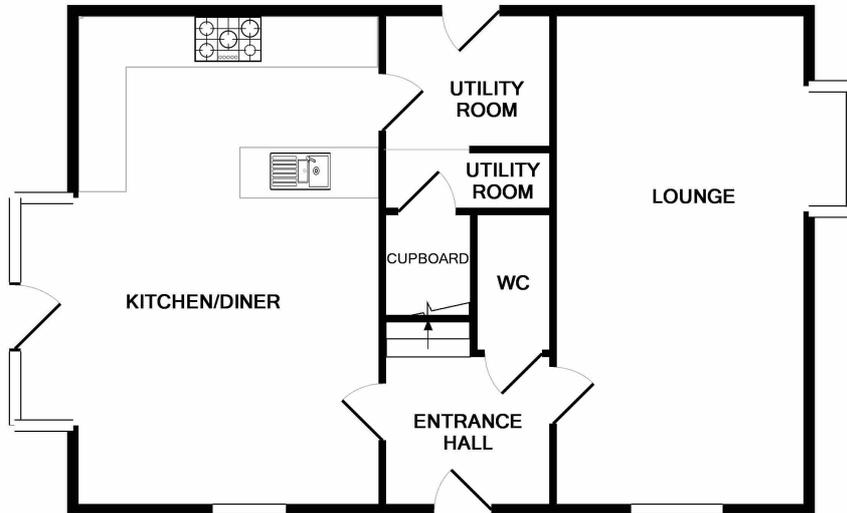


An immaculately presented 4 bedroom detached property in a well kept residential development in Monkton. Comprising large lounge, large dining-kitchen, 4 bedrooms, 1 with en-suite, bathroom & WC. With well kept gardens, off street parking and garage.



HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX
Tel: 01292477788
E-mail: hopperleads@aol.com





GROUND FLOOR
APPROX. FLOOR
AREA 722 SQ.FT.
(67.1 SQ.M.)

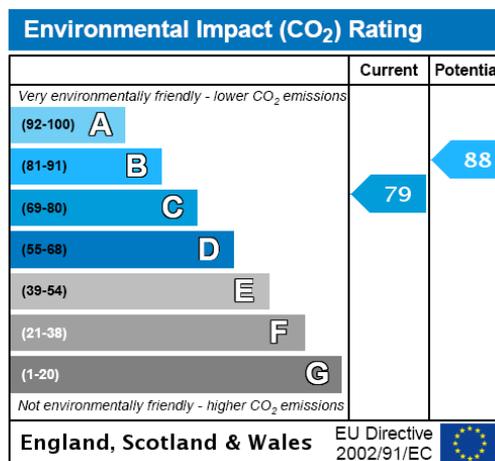
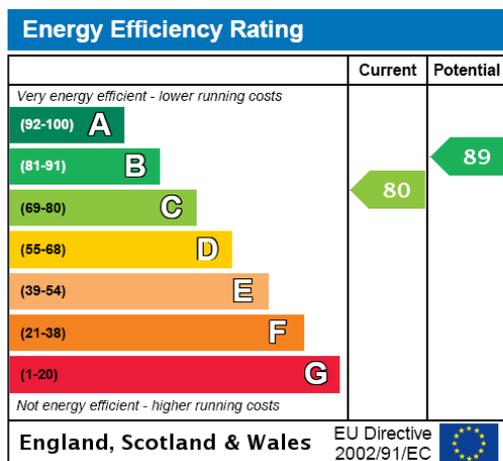


1ST FLOOR
APPROX. FLOOR
AREA 687 SQ.FT.
(63.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1409 SQ.FT. (130.9 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
Made with Metropix ©2018

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



2 Fairfield Park, Monkton, KA9 2FD

Hoppers Estate Agency are delighted to market this beautifully presented 4 bedroom, modern, detached property in Monkton. In walk-in condition, viewings are highly recommended.

Located in a desirable residential development, the property is ideally located for easy access into Prestwick, Ayr, Glasgow and beyond. Monkton itself is a well kept, small village with local primary school, main street, and bordering Glasgow Prestwick Airport.

The property comprises a large lounge, spacious dining kitchen, utility room, 4 bedrooms, one with en-suite, bathroom and downstairs WC. With a well kept rear garden, off street parking and garage.

In more detail, on entrance is a welcoming hallway with stairs ahead. With bright neutral décor, and access to a convenient, modern WC. The large lounge to the right is bright and tastefully decorated; with wooden flooring, light walls and side facing square bay window. Across the hallway is the impressive, modern, dining kitchen, a bright room overlooking the rear garden. The kitchen at the rear comprises modern high gloss units with integrated oven, 5 ring gas hob, fridge-freezer & dishwasher, and wall and base units offers a good amount of storage and worktop space. In the dining area there is room for a family dining table, this attractive space is brightened by floor to ceiling windows, and offers access to the rear garden. The ground floor also benefits from a large utility/storage area with planning permission in place for a shower room to be installed.

On the upper floor, a large bright landing offers access to 4 bedrooms. Bedroom 1, is the master double with en-suite, with dual aspects and tasteful décor. The modern en-suite comprises white suite with toilet, wash-hand basin and large shower cubicle. This room further benefits from large mirrored, fitted wardrobes offering excellent storage. Bedrooms 2 and 3 are also spacious double, both carpeted with neutral décor, bedroom 3 contains fitted storage. Bedroom 4 is a single sized room, again neutrally decorated, this room would make an ideal office, nursery or guest room. Also on the upper floor is the modern family bathroom, with toilet, wash-hand basin and bath with shower above.

EXTERIOR

The property benefits from gardens at the front, side and rear. The modest garden at the front and side is fully laid to lawn, while the fully enclosed rear garden also contains a raised decking area ideal for outdoor dining or entertaining. Also, well kept and easily maintained, the rear garden is of a good size and is completely private. The property also benefits from a driveway at the rear leading a large garage.

DIMENSIONS

Lounge: 11'0x21'8 (excl. bay) approx.



Dining kitchen: 15'6x21'0 approx.
WC: 3'9x6'0 approx.
Utility: 7'4x1'6 + storage cupboard. Approx.
Bedroom 1: 11'8x17'7 (at longest point) approx.
En-Suite: 4'2x5'4 (excl. shower cubicle) approx.
Bedroom 2: 11'10x8'7 approx.
Bedroom 3: 9'9x10'1 approx.
Bedroom 4: 8'10x8'6 approx.
Bathroom: 6'1x6'9 approx.

INCLUDED IN SALE

All floor coverings, window blinds and light fittings.

VIEWINGS

Strictly through Hoppers Estate Agency. Tel 01292 477788

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.