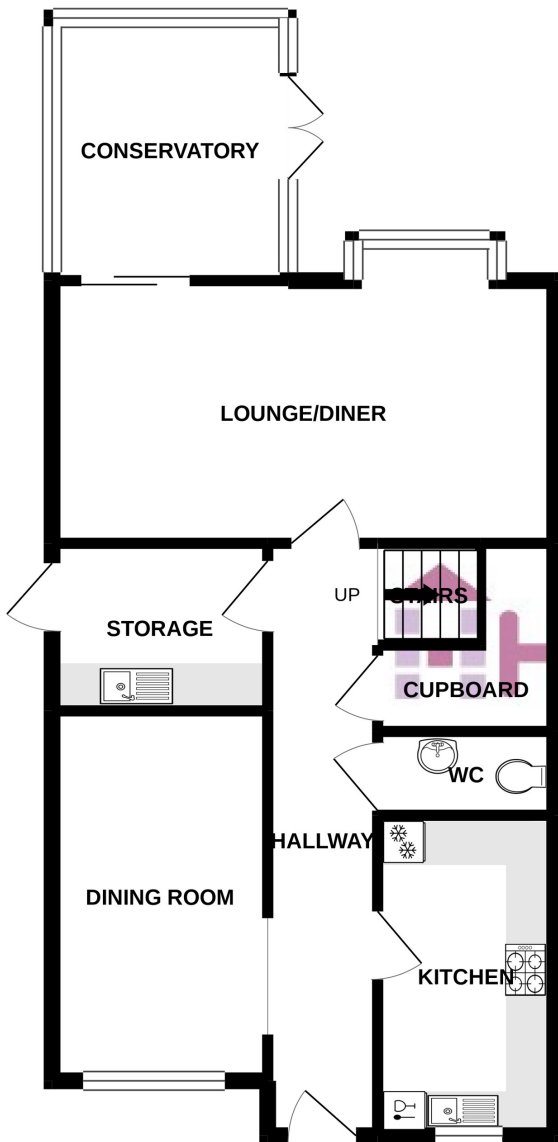




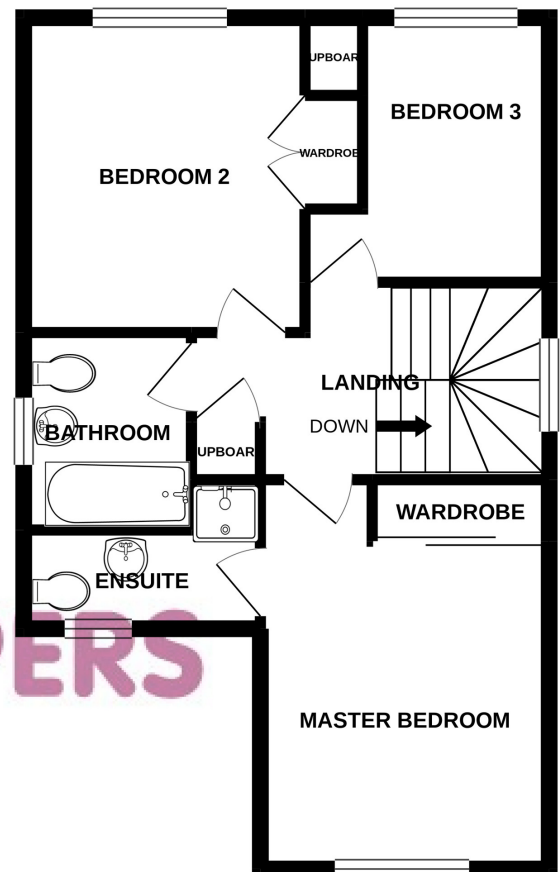
Immediately impressive 3 bed detached family home in a well kept development in Monkton. With lounge, dining room, kitchen, utility room, conservatory, 3 bedrooms, WC, en-suite and bathroom. With immaculate front & rear gardens & off street parking.



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	75	85
England, Scotland & Wales EU Directive 2002/91/EC		

10 Whiteside Drive, Monkton, KA9 2PU

Hoppers Estate Agency is delighted to market this beautiful, detached, family home in a popular, modern development in Monkton. In true walk-in condition, this property comprises lounge, dining room, kitchen, utility room, conservatory, 3 double bedrooms, WC, en-suite and family bathroom. With off street parking and immaculate front and rear gardens. Early viewings advised.

This immediately impressive property is neutral and bright throughout, with tasteful décor that will very much appeal to viewers. On entrance is a welcoming hallway leading to the lounge at the rear; a spacious room brightened by a large square bay window and conservatory off. There is potential to have a small dining area at one end of the room also. The conservatory benefits from a solid roof which helps control the temperature of the room, creating a perfect spot to relax in the summer evenings, or a cosy snug in the winter, with doors opening out to a lovely seating area in the rear garden. The kitchen is at the front of the property; modern wall and base units provide a good amount of storage and worktop space as well as integrated appliances including cooker with gas hob, dishwasher and fridge freezer. There is also additional worktop and storage space in the utility room. The dining room, also at the front of the property, is an ideal area for family dining or entertaining guests. Also, on the ground floor is a WC and large under stair storage cupboard.

On the upper floor are 3 bedrooms and a modern family bathroom. The master bedroom is a large, front facing double with fitted wardrobes and modern en-suite shower room. Bedroom 2 is another spacious double, rear facing with fitted storage. Bedroom 3 is a small, rear facing double with storage cupboard.

Externally the property is very well kept, with neat lawn and driveway to the front and a fully enclosed rear garden. The rear garden is mainly laid to lawn with surrounding hedges providing a good amount of privacy; an ideal outdoor space for those with children and/or pets. There is a paved area next to the sun room doors; a perfect spot for garden furniture.

Whiteside Drive is a beautifully kept, family friendly development in the centre of Monkton. The highly regarded primary school and main street are within walking distance and there is easy access into Prestwick, Troon and surrounding towns/villages, as well as further afield to Glasgow.

DIMENSIONS

Lounge: 19'3x12'2 approx.

Kitchen: 6'2x11'2 approx.

Dining Room: 7'7x12'7 approx.

Utility: 8'6x5'7 approx.

Sun Room: 8'11x10'2 approx.



WC: 6'2X3'0 approx.
Bedroom 1: 10'0x12'6 approx.
En-suite: 9'1x3'5 approx.
Bedroom 2: 10'4x10'4 approx.
Bedroom 3: 6'5x9'1 approx.
Bathroom: 6'1x7'9 approx.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel 01292 477788.

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