

Earls Way

Ayr, KA7

In the region of £335,000

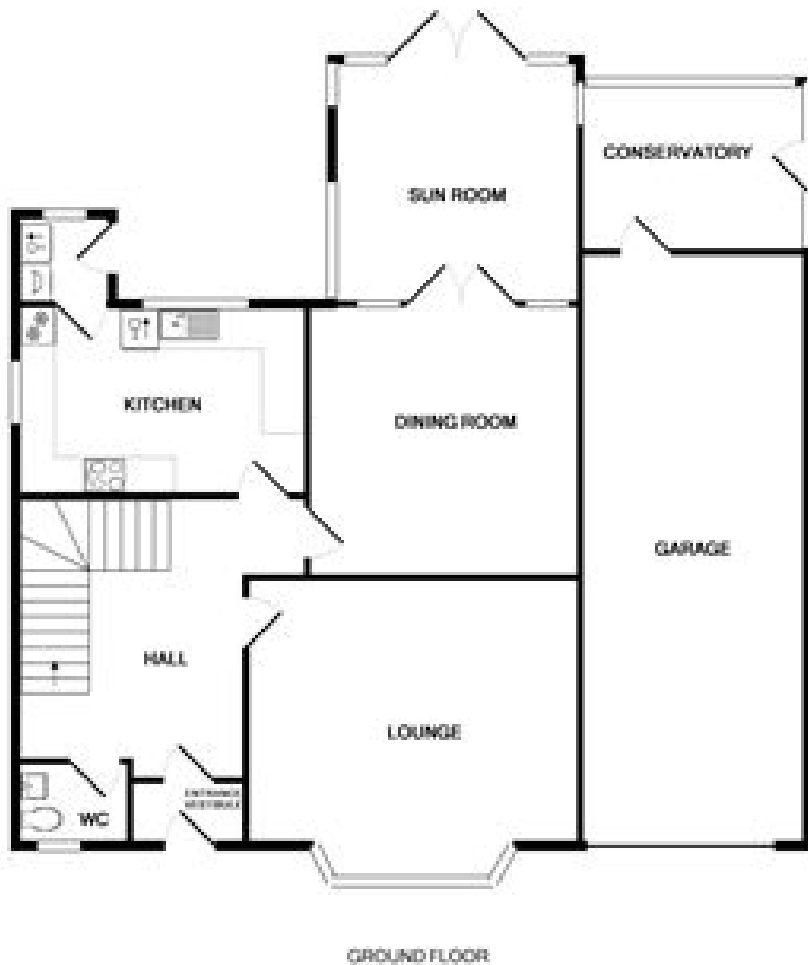


Beautiful detached home close to the beach with hall, 3 reception rooms, 4 bedrooms, integrated kitchen, utility room, WC, and bathroom. With floored loft room, balcony, large south facing rear garden, long drive, garage and conservatory.



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





While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, walls, 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 Hopper 100115

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		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hoppers Estate Agency are pleased to present this beautiful detached family home in a sought after location close to the beach. Set well back from a broad tree-lined avenue, the house is set in extensive mature gardens. With hall, lounge, dining room, sun room, WC, integrated kitchen and utility room on the ground floor, there are 4 bedrooms (one with a balcony overlooking the rear garden, with a sea view), and a family bathroom upstairs. Fully double glazed with gas central heating, there is a large floored loft room. There is also a long drive, a garage with space for 3 cars, with a conservatory to the rear, and a lovely south facing rear garden.

ENTRANCE VESTIBULE: Storm door to vestibule with granite tiled floor.

HALL: 13' x 11'1 (at widest point) approx. Hall with oak hardwood flooring, side facing window and radiator. With archway and stair with neutral fitted carpet, and large cupboard with gas central heating boiler, electric meter and fuse box.

WC: 5'6 x 4' approx. WC with front facing window, vinyl flooring and radiator. With white suite comprising WC with concealed cistern and basin, both housed in birch effect unit.

LOUNGE: 16'1 x 14'8 (including bay) approx. Lounge with 3 windows in front facing bay, neutral fitted carpet and 2 radiators, With shelved alcove with cupboard, and electric fire in mahogany fireplace..

DINING ROOM: 13'2 x 13'2 approx. Dining room with rear facing French doors to Sun Room, neutral fitted carpet and radiator. With shelved alcove and open fire in beige brick fireplace.

SUN ROOM: 11'11 x 11'9 approx. Sun room with rear facing French doors to garden, tiled floor, radiator and 2 wall lights.

KITCHEN: 14'1 x 9'3 approx. Kitchen with 1 rear facing and 1 side facing window, walnut laminate flooring, panelled ceiling and radiator. Fitted with cream wall and base units with walnut worktops and stainless steel sink with monotap. With halogen hob with high gloss splashback and stainless steel oven and hood, and integrated fridge freezer and dishwasher.

UTILITY ROOM: 4'8 x 4'4 approx. Utility room with rear facing window, side facing door and fitted carpet.

LANDING: 6'10 x 6'8 (excluding staircase) approx. Stair with midway landing with side facing window to Upper Landing with access by Ramsay ladder to floored loft room.

BEDROOM 1: 13'1 x 11'8 approx. Bedroom with front facing window, neutral fitted carpet and radiator. With



fitted wardrobe and cupboard.

BEDROOM 2: 15'7 x 13'1 approx. Bedroom with 3 windows in front facing bay, neutral fitted carpet and radiator.

BEDROOM 3: 13'2 x 11'7 approx. Bedroom with rear facing French doors to balcony, fitted carpet, radiator and alcove.

BALCONY: 13'4 x 9'11 approx. Large balcony overlooking rear garden with a view of the sea.

BEDROOM 4: 9'4 x 8'6 (excluding wardrobes) approx. Bedroom with rear facing window, neutral fitted carpet and radiator. With white fitted unit with 2 wardrobes.

BATHROOM: 6'8 x 5'11 approx. Bathroom with rear facing window, vinyl flooring and chrome heated towel rail. Fully panelled with 'Sparkle' wet wall panelling and white suite comprising WC, washbasin, and P shaped bath with shower attachment and screen.

LOFT: 18'2 x 17'4 approx. Loft room with fitted carpet, rear facing Velux window, and cupboard.

FRONT GARDEN: Landscaped garden with lawn with border laid to cream chips with mature flowering plants and bushes, and paved path.

LEFT SIDE: To the left is an arched gateway leading to a side garden with a paved path and raised border, leading to the rear garden.

RIGHT SIDE: To the right is a long drive with parking for 3 cars, and a large garage with light and power, with space for 3 cars. There is also an arched gateway and path to the rear garden, and to the rear of the garage is a small double glazed conservatory.

REAR GARDEN: Large mature garden with lawn, paved patio and path, surrounded by borders laid to beige chips with mature trees and flowering plants.

ENERGY EFFICIENCY RATING: C72

COUNCIL TAX BAND: G

VIEWING: Strictly by appointment 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.