



RESIDENCE

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5 Bedrooms | 3 Public Rooms | 4 Bathrooms

Located within the desirable Jerviswood Park development in Cleghorn, this impressive five-bedroom detached villa is a beautifully presented and exceptionally spacious family home, finished to a high standard throughout. Occupying an established corner position, the property offers a generous and versatile layout with stylish modern finishes and excellent living space across both levels. A successful garage conversion provides an additional gym/entertainment room, further enhancing the flexibility of this superb home.

The accommodation comprises an entrance vestibule which leads into a welcoming reception hallway with staircase to the upper floor and a convenient cloaks/WC featuring a double shower. There is a spacious formal lounge, separate dining room and an impressive open-plan family room which flows seamlessly into the stylish breakfasting kitchen. The kitchen is fitted with an excellent range of contemporary units and integrated appliances, while a separate utility room and large pantry provide valuable additional storage and practicality.

The converted garage is currently utilised as a gym and entertainment room and provides a fantastic additional living space which could easily accommodate a variety of uses to suit the needs of the new owners.

On the upper floor, a gallery-style landing provides access to five well-proportioned bedrooms, two of which benefit from their own en-suite one comprising a bath and the other a spacious double shower. Completing the accommodation is a modern family bathroom fitted with a four-piece suite. Further features include gas central heating, double glazing and a generous monobloc driveway providing ample off-street parking.

Externally, the property sits within established corner-appointed gardens. The rear gardens are enclosed and enjoy a high degree of privacy, providing an excellent outdoor space for families and entertaining, while a timber summer house offers an attractive and useful addition.



2583.34 sq ft | EER = B



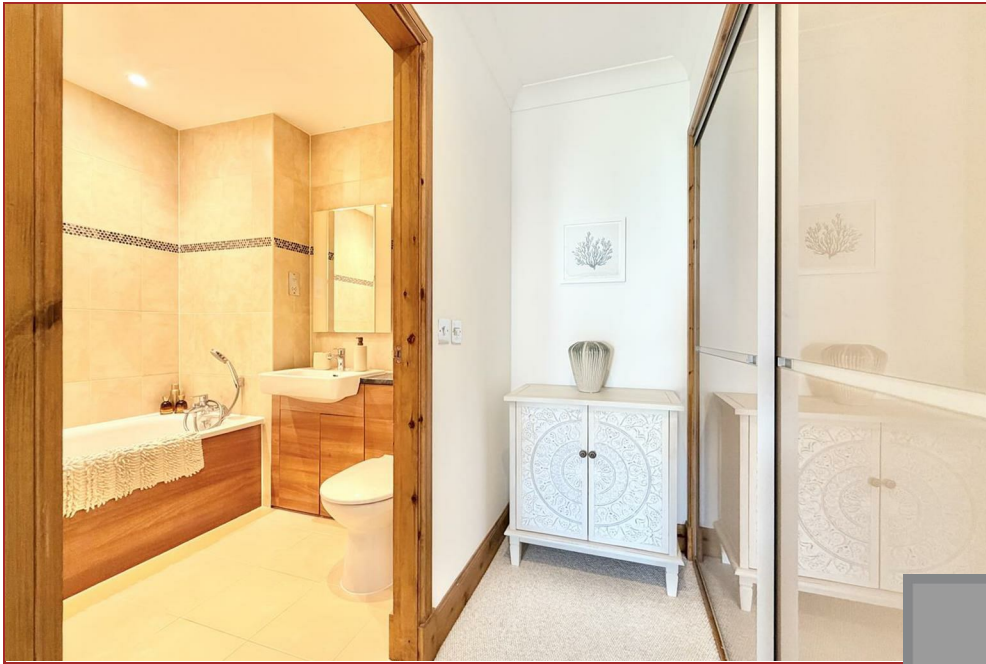
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Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.