



31 Lodge View, Hopeman, IV30 5TS
Offers Over £230,000

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Nestled in the charming village of Hopeman, 31 Lodge View presents an excellent opportunity to acquire a delightful semi-detached bungalow. This surprisingly spacious property, offers a comfortable living space of 786 square feet, making it an ideal choice for families or those seeking a peaceful retirement. The bungalow features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. With three bedrooms, there is ample room for family members or guests, ensuring everyone has their own space.

One of the standout features of this property is the generous parking space, accommodating up to 3-4 vehicles, which is a rare find in many residential areas. Additionally, the location is particularly appealing for golf enthusiasts, as it is situated close to Hopeman golf course, providing an excellent opportunity for leisure and recreation. The surrounding area of Hopeman is known for its picturesque scenery and friendly community, making it a wonderful place to live. With its blend of comfort, convenience, and a prime location, 31 Lodge View is a property that should not be missed. Whether you are looking to settle down or invest in a holiday home, this bungalow offers a perfect balance of modern living and tranquil surroundings.

Porch

3'10" x 3'8" (1.19m x 1.13m)

A hardwood front door with opaque glass panels leads to the porch. Fitted carpet and ceiling light. Glass panel door to:-

Hallway

T-shaped hallway with arched doorways to the lounge and kitchen/dining room. Doors to all remaining rooms. Fitted carpet, storage heater, two pendant lights and smoke detector. Hatch to a partially floored loft space with a light fitting.

Lounge

15'2" x 11'6" (4.64m x 3.53m)

Windows to the front and side, both fitted with curtains and blinds. Electric fire with wooden mantelpiece. Two double wall lights and a central light fitting. Storage heater and fitted carpet.

Bathroom

7'8" x 5'8" (2.34m x 1.75m)

Three-piece white suite comprising P-shaped bath with electric shower fitted over and a shower screen in place, pedestal wash hand basin and a WC. Electric chrome towel rail radiator, recessed spotlights and extractor fan. Opaque window to the rear with curtains.





Kitchen/Dining Room

15'9" x 9'3" (4.81m x 2.82m)

Fitted with a range of white base and wall-mounted units, and ample work surfaces. Stainless steel sink and drainer beneath a window to the side, with a roller blind. Cooker, washing machine and fridge freezer. Fan light, storage heater, heat detector and recessed spotlights. Ample space for a dining table and chairs. . French doors with curtains to the rear garden.

Master Bedroom

13'4" x 9'0" (4.08m x 2.75m)

Large double bedroom with a window to the rear fitted with curtains and vertical blinds. Built-in wardrobe. Electric panel heater, fitted carpet and pendant light.



Bedroom 2

9'9" x 12'0" (2.98m x 3.68m)

Good-sized double bedroom with a window to the front fitted with curtains and vertical blinds. Built-in wardrobe with mirrored sliding doors. Electric panel heater, fitted carpet and pendant light.

Bedroom 3

7'6" x 8'7" (2.31m x 2.64m)

Single bedroom with a window to the front fitted with blinds and curtains. Fitted carpet, electric panel heater and pendant light.



Outside

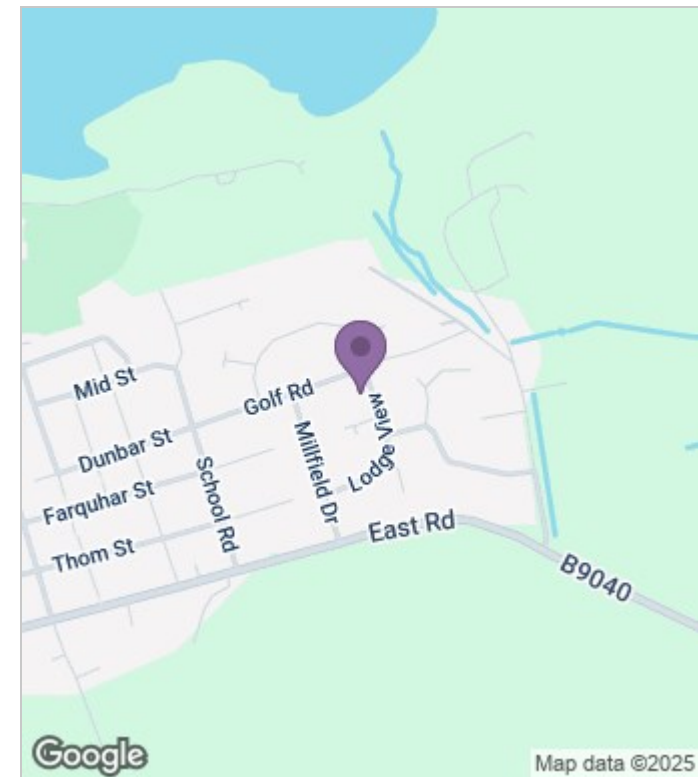
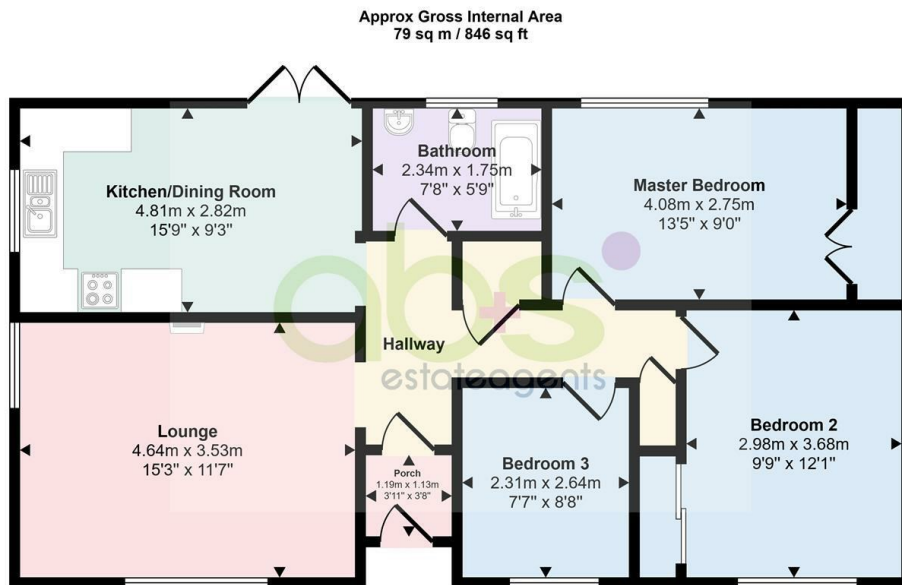
The garden to the front of the property is low maintenance, has shrub borders and is laid in stone chippings providing off-street parking. There is also a large driveway at the side. Enclosed garden to the rear which has two paved patios and an area of lawn. Timber shed.

Home Report

The Home Report Valuation as at June, 2025 is £230,000, Council Tax Band C and EPI rating is D.

Fixtures and Fittings

The fitted floor coverings, curtains, blinds and light fittings will be included in the sale price along with the fridge/freezer, washing machine and the cooker.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	