

Connelly Yeoman



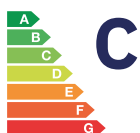
**4 CLAPHAM LANE
ARBROATH DD11 5LH**

DETACHED VILLA



Key Features

- Ideally located in a popular and highly sought after residential estate
- Spacious and well presented family accommodation, Two En Suite Shower Rooms
 - Gas Fired Central Heating, Double Glazing and ample storage
- Large mono-block paved driveway, integral Garage, Gardens, Summerhouse and Shed



OFFERS OVER

£265,000

Property Description

This is a modern and well appointed DETACHED VILLA offering spacious and well appointed family accommodation over two levels and which is set within the very popular and sought after residential estate of similar styled properties, known as "Monarch's Rise" and located on the eastern periphery of the town of Arbroath, yet within easy reach of the excellent and varied amenities the town has to offer. This well presented family home also benefits from Gas fired central heating, and Double glazing. Externally, there are well laid out gardens to the front and rear of the property, with a lovely enclosed rear garden and recently installed Summerhouse incorporation a full bar and offering a great space for outside entertainment. On entering into the property, there is a welcoming Hallway with access to the main Lounge and staircase to the upper floor. The bright and spacious Dining Kitchen is modern and well appointed with fitted kitchen appliances included. There is a Utility area and a useful ground floor Toilet/WC. On the upper floor you have four good-sized Bedrooms, with the larger of the two having En Suite Shower Rooms, and a Family Bathroom completes the picture.

Externally, to the front of the property is a large mono-block driveway offering ample off-road car parking and leading to the integral Garage. Front lawn area and pathway to the front door. The enclosed rear garden is neatly laid out, with a decking area, artificial turf and a further lower area of artificial turf and patio area. A recent addition to the property in the form of a large Summerhouse, ideal as an outside entertainment area, has a bar area and ample seating. Overall, early viewing of this most attractive property is highly recommended to appreciate and avoid disappointment.

ACCOMMODATION: VESTIBULE & HALLWAY, DINING KITCHEN, UTILITY AREA & TOILET/WC, LOUNGE; UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE SHOWER ROOM, BEDROOM 2 WITH EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, FAMILY BATHROOM. INTEGRAL GARAGE

VESTIBULE & HALLWAY:

Overhang canopy to the front of the property. Enter into the property via the attractive front entrance door into the Vestibule, with glazed internal door through to the Hallway. Access from the Hallway into the Lounge. Staircase to the upper floor accommodation.



Property Description

DINING KITCHEN:

Approx. 19' x 11'8. A bright and spacious Dining Kitchen which is a great size, with plenty of space for a dining table and chairs. Open plan through to the Kitchen area with a breakfast bar worktop separating both areas. Attractive wood-effect flooring. Large, under-stair storage cupboard. CH Radiator. The kitchen area is fitted with a good range of modern base and wall mounted storage units in a white wood-grain effect, complimentary light oak wood effect worktop surfaces. Sinktop. Built-in Gas Hob with extractor hood above, Oven, Microwave Oven, Fridge and Freezer, Dishwasher. Large, rear-facing window overlooking the rear garden. Access door leads through into the integral Garage. Access through to the Utility Area and Toilet/WC.

UTILITY AREA:

Ample space for automatic washing machine and tumble dryer. Fitted shelving storage.

TOILET/WC:

Approx. 6'7 x 4'8. Useful downstairs toilet, comprising a two piece white bathroom suite.

LOUNGE:

Approx. 17'5 x 11'5. An ideal bright family Lounge, with a large picture window overlooking the front garden. Attractive neutral decor and feature wall with wood slats, giving a modern contemporary feel/vibe. CH Radiator.

UPPER FLOOR:

Staircase leading to the upper floor, with landing area and access to the Bedrooms and Family Bathroom. Built-in storage cupboard, which houses the hot water tank. Access hatch into the loft space.

BEDROOM 2:

Approx. 13'9 x 8'6. A spacious double Bedroom, with a large front-facing window. Built-in double wardrobes with mirrored sliding doors. Further built-in deep storage cupboard. CH Radiator. Access into the En Suite.

EN SUITE SHOWER ROOM:

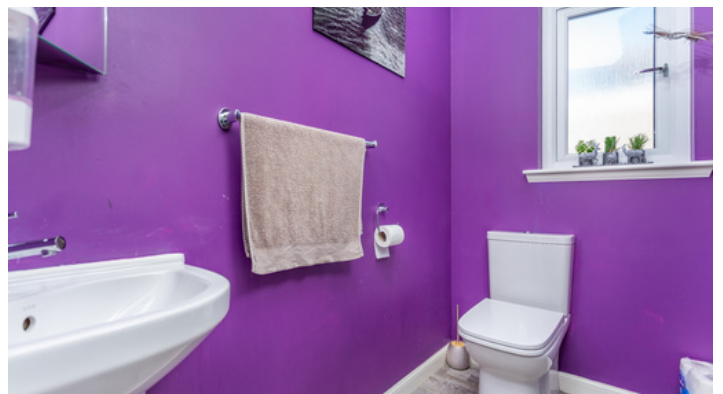
Approx. 7' (into the shower area) x 4'7. Comprising two piece bathroom white suite and a walk-in shower area. Partial wall tiling and fully tiled walls at the shower area. Ceiling downlights. Rear-facing opaque glass window allows for natural light and ventilation. Fitted glass display shelving. CH Radiator.

BEDROOM 3:

Approx. 8'5 x 8'5. Another good-sized Bedroom, with a rear-facing window. CH Radiator.

FAMILY BATHROOM:

Approx. 7'9 x 8. Comprising a three piece bathroom suite, with partial wall tiling at the bath area and a shower over the bath. Fitted glass shower screen. Window allows for natural light and ventilation. There are built-in vanity units at the wash-hand basin and at the cistern. Built-in mirror with a downlighter above. CH Radiator.



BEDROOM 4:

Approx. 12'7 x 7'7. A good-sized Bedroom, with a rear-facing window. Built-in wardrobes with mirror sliding doors. Recessed shelved storage area. CH Radiator.

MASTER BEDROOM 1:

Approx. 13'3 (at longest point) x 12'. This Bedroom is the master Bedroom, with En Suite. Large front/rear facing window. CH Radiator.

EN SUITE SHOWER ROOM:

Approx. 7'6 x 4'9. Comprising two piece bathroom suite and a large double shower cubicle with full wall tiling at the shower area. Vanity unit below the large wash-hand basin, and WC. Wall mounted chrome CH towel radiator. Opaque glazed window.

GARDENS: Mono-block driveway offering ample off-road car parking and leading to the integral Garage. Front lawn area and ramped pathway to the front door.

The enclosed rear garden is neatly laid out, with a decking area, artificial turf and a further lower area of artificial turf. Patio area and a long Shed offering excellent storage space. Access around the side of the house to the front.

SUMMERHOUSE:

Approx. 14'2 x 11'6. This is a recent addition to the property and will be included in the sale. It has been well fitted out, with a built-in bar area, TV point, ample space for seating arrangements. There is a window and large patio doors open out onto a decking area.

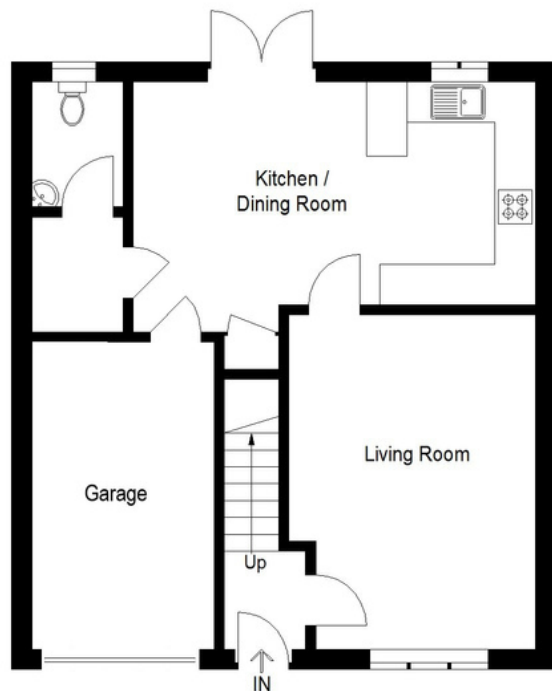
INTEGRAL GARAGE:

with an up and over garage door, power and light.

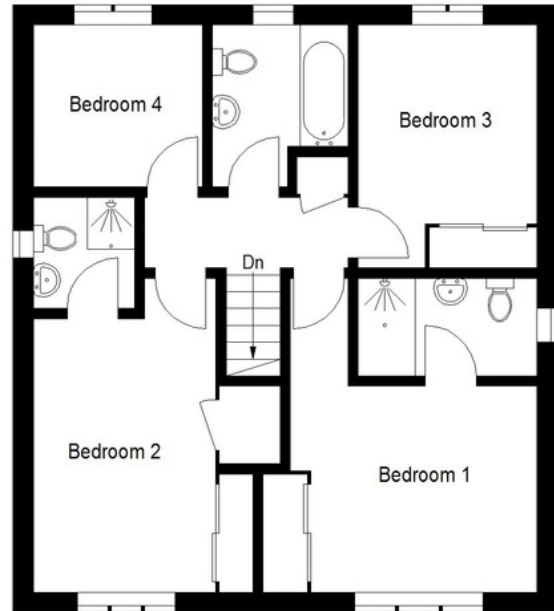




Property Professionals

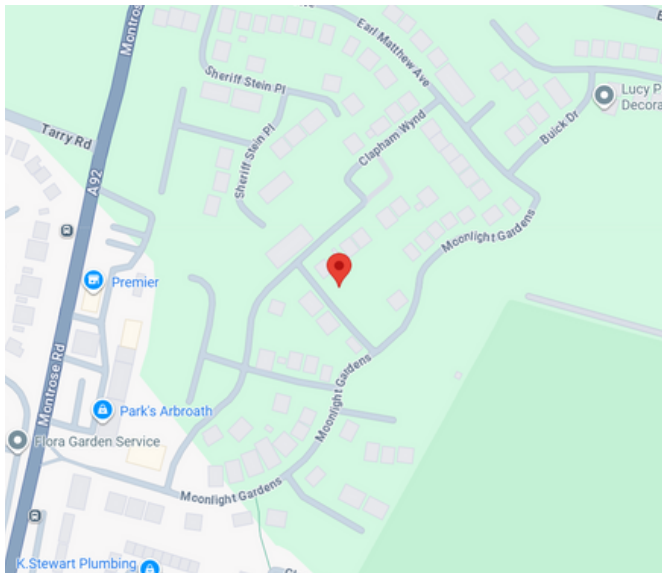


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1232583 / Ref:91209)



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Connelly
Yeoman

tspc

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