



**CATHERINE BANK, DENFIELD
BY ARBROATH DD11 2QJ**

LARGE DETACHED VILLA



- Ideally located in a semi-rural locale within easy reach of Arbroath's many amenities
 - Spacious and adaptable Detached Villa offering excellent family accommodation
 - LPG Central Heating, Double Glazing, Enclosed landscaped Garden grounds
- Large mono-block driveway, Double Garage, Single Garage, Yard & Double Garage



**OFFERS OVER
£410,000**

Property Description

Connelly Yeoman Estate Agency are delighted to bring to the market this distinctive and much admired LARGE DETACHED VILLA which is ideally located in a semi-rural locale yet within easy reach of the amenities and services that the town of Arbroath has to offer. This unique property, which is presented to the market in immaculate order, having been extended by the current owners and offers excellent family accommodation over two levels and enjoys the benefits of LPG central heating (new boiler installed a few years ago), Double Glazing and has ample storage throughout. Externally, the property sits on a large, landscaped garden site, with extensive mono-block drive area offering excellent off-road parking for several cars/vehicles and leading to a large brick-built Double Garage (workshop area and attic storage) and a further Single Garage. There is a large, enclosed landscaped garden, all beautifully laid out, with lawn areas, mature trees, shrubs, bushes, boundary hedging, fencing and walls. There is a paved patio area ideal for outside seating and entertaining, with open countryside views surrounding. Stone-chipped area with a Greenhouse (included in the sale), clothes drying area. A paved pathway leads up to the back of the garden, with access into another fenced area, with an additional driveway with parking for several cars and leading to another large Double Garage. Overall, this is a fine example of a beautiful large detached Villa and early viewing is highly recommended to avoid disappointment.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & HALLWAY, HOME OFFICE/STUDY, LOUNGE, SITTING ROOM, DINING KITCHEN, REAR HALLWAY & UTILITY AREA, WC/TOILET: UPPER FLOOR:- FAMILY BATHROOM & SHOWER, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 3 FURTHER BEDROOMS.

ENTRANCE VESTIBULE: Enter into the property via the main entrance door, with tiled-effect flooring and a low level cupboard housing the electrics. Side-facing window allowing for ample natural light. Glass panel door through into the Hallway.

HALLWAY: A welcoming Hallway, which is fully carpeted and there is a spiral staircase leading up to the upper floor accommodation. In the Hallway there is a glass panel door through into a smaller room, ideal as a home office/study.

HOME OFFICE/STUDY: Approx. 10'6 x 7'7. This room makes for an ideal home office or study room, with a front-facing window and glazed panels from the Hallway. Fitted carpet. CH Radiator.



Property Description

LOUNGE: Approx. 26'7 x 18'1. This is a lovely bright and spacious Lounge, well presented and with dual aspect windows, a front-facing bay window and an additional rear-facing window with views over the rear garden. There are sliding Patio doors to the other side overlooking the driveway area. Ample space for furniture settings. Fully carpeted. Neutral decor, ceiling cornice and centre rose and a dado rail. CH Radiator. Ornate fireplace with a Gas Fire on a slate hearth with wooden mantel.

SITTING ROOM: Approx. 12'4 x 18'1. Another well presented living space, with neutral decor, and a side-facing bay window overlooking the rear garden. Wood-effect flooring. Focal point fireplace, with an Electric fire set on a stone hearth with wooden mantel. CH Radiator. Door back out into the Hallway. From this room there is another glass panel door into the Dining Kitchen.

DINING KITCHEN: Approx. 30'11 x 9'9. In the dining area there are windows on both sides, making for a bright and spacious area, offering fine open countryside views. Ample space for dining table and chairs. Wood-effect flooring. CH Radiator. A door from the dining area leads off into a Rear Hallway. Additional external door out to the Bin Store area.

The Kitchen area is fitted with a range of base and wall mounted units, co-ordinating worktop surfaces, co-ordinated composite sinktop with mixer tap. Display cabinets. **Integrated kitchen appliances to include:- Dishwasher, under-counter Freezer; 5 burner Gas Hob with concealed extractor hood above; Electric Oven and Grill.** Space for a free-standing Fridge.

There are feature side-facing Patio doors leading out into the garden and a further rear-facing window overlooking open countryside.

REAR HALLWAY & UTILITY AREA: Approx. 9'6 x 7'8 This is an L-shaped space, with the Utility area fitted with a range of base and wall mounted storage units, worktop surfaces and stainless steel sinktop, Fitted wall shelving. Ample coat hooks. Plumbing and space for automatic washing machine and tumble dryer. Wall mounted central heating boiler (replaced within the last few years). Feature "port hole" internal window through into the Dining area. Located off the Utility area is a useful ground floor WC/Toilet.

From the Rear Hallway there is a door back through into the main Hallway.

WC/TOILET:

Approx. 5'2 x 3'6. Comprising a two piece white bathroom suite, set in a vanity unit with storage below. Wall tiling to dado height. Chrome heated towel rail.

UPPER FLOOR:- Spiral staircase to the upper floor landing area with two Velux roof windows which allows ample natural light to stream onto this landing area, there is fitted carpeting and double opening doors open into a useful shelved linen/storage cupboard, ideal for household storage. A ceiling hatch gives access into the loft space.

FAMILY BATHROOM & SHOWER: Approx. 10'11 x 6'10. Comprising a three piece bathroom suite, WC., wash-hand basin with a feature corner bath tub and separate shower enclosure housing an Electric power shower. Wall tiling to the shower and bathroom suite areas. Tiled floor. Opaque glazed window. CH Radiator.

BEDROOM 4: Approx. 7'11 X 7'11. An ideal fourth, single-sized Bedroom, with fitted carpeting. CH Radiator.



MASTER BEDROOM 1: Approx. 14'1 x 14'8. A generously proportioned main Bedroom, with a rear-facing window overlooking the garden. Fitted carpeting. CH Radiator. Door leading off into the En Suite Shower Room.

EN SUITE SHOWER ROOM: Approx. 6'11 x 6'3. The En Suite has been recently modernised and comprises of a two piece white bathroom suite, with the wash-hand basin set within a vanity unit with storage below. Wall mounted mirror front cabinet with LED lighting. Separate shower enclosure with a main power rain-head/fall shower head fitment. Modern wall tiling at the wash-hand basin and WC areas. Velux roof window allows for ample natural light. Chrome heated CH towel rail.

BEDROOM 2: Approx. 11'6 x 9'8. Another good-sized double Bedroom, with a rear-facing window overlooking the garden. Fitted carpeting and neutral decor. Built-in wall to wall fitted wardrobes with sliding doors. CH Radiator.

BEDROOM 3: Approx. 15'2 x 11'9. An ideal third Bedroom, with a rear-facing window overlooking the garden. Fitted carpeting and neutral decor. CH Radiator.

EXTERNALLY: The property sits on a large, landscaped garden site, with extensive mono-block drive area offering excellent off-road parking for several cars/vehicles and leading to a large brick-built Double Garage (workshop area, power and light, and attic storage) and a further Single Garage.

There is a large, enclosed landscaped garden, all beautifully laid out, with lawn areas, mature trees, shrubs, bushes, boundary hedging, fencing and walls, a paved patio area ideal for outside seating and entertaining, all with open countryside views surrounding. Stone-chipped area with a Greenhouse (included in the sale) and a clothes drying area.

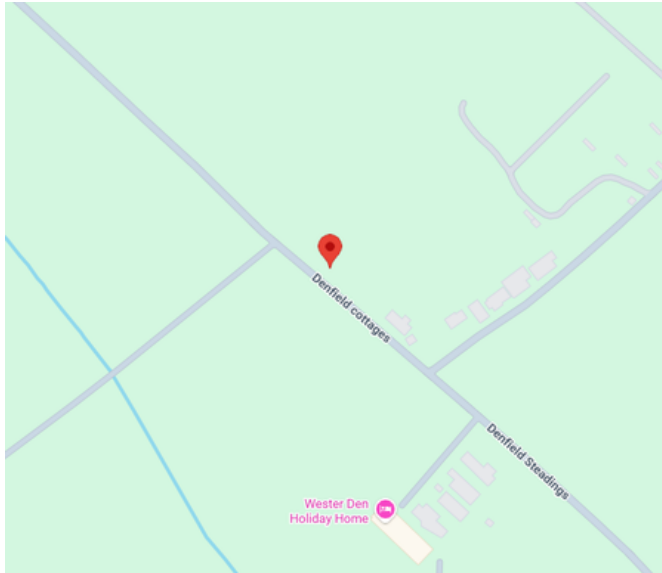
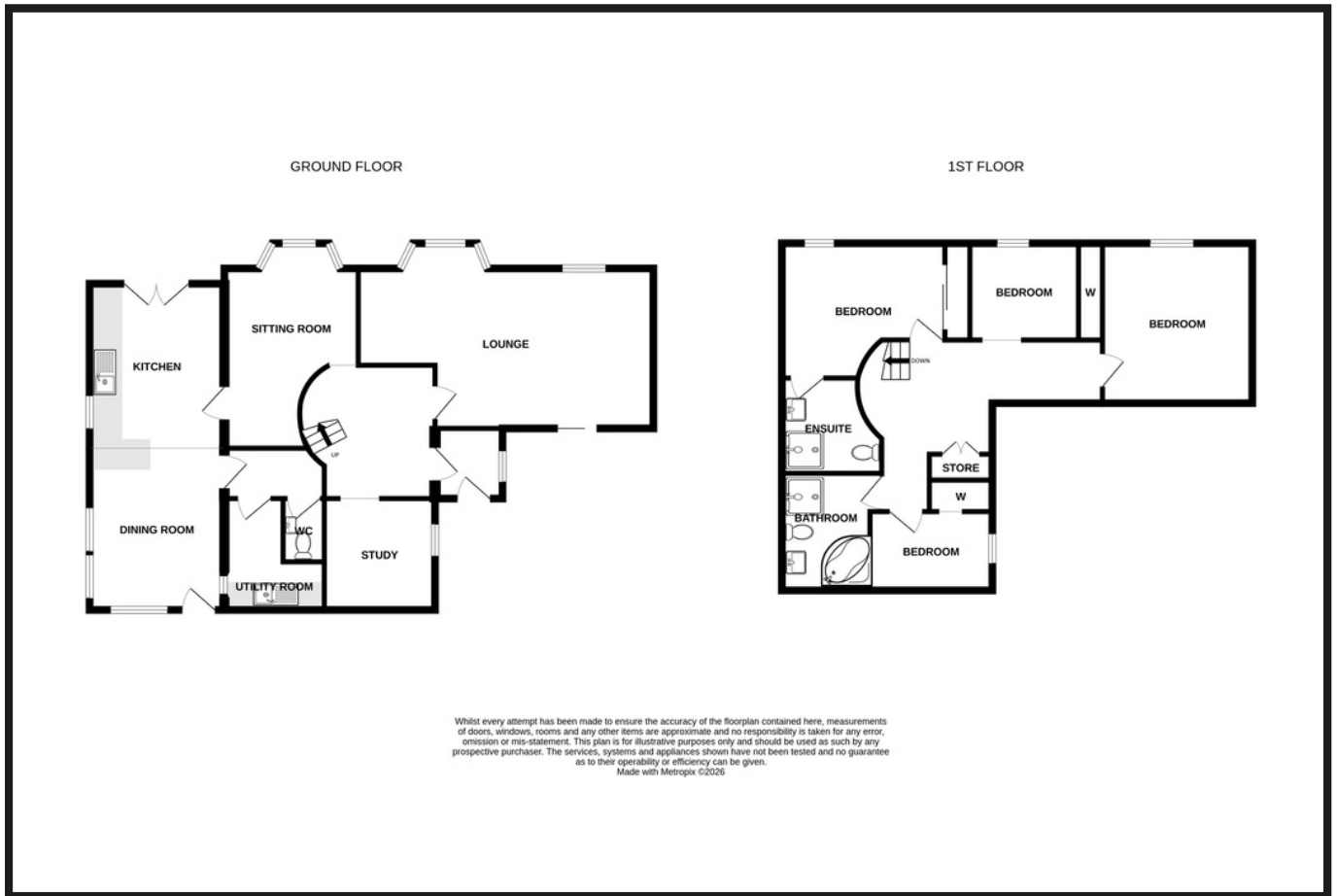
YARD & DOUBLE GARAGE/WORKSHOP: A paved pathway leads up to the back of the garden, with access into another fenced area, with an additional driveway (with direct vehicular access from the main road) and offering parking for several cars/vehicles and leading to another large Double Garage/Workshop with power and light.

The LPG Tank is located here and there is a Septic Tank for the whole property.





Property Professionals



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

**Connelly
Yeoman**

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