



## **4 Marycroft Rafford, IV36 2WD**



We are delighted to present this beautiful 4 bedroom detached bungalow which has been modernised throughout. The property enjoys a semi-rural location on the outskirts of Rafford which is just a short drive from the thriving Town of Forres.

The village of Rafford is full of community spirit and the village hall provides a hub for social gatherings and various activities. The Town of Forres is a short drive away and provides a good variety of shops, supermarkets, schools and leisure facilities.

Accommodation comprises; entrance vestibule, hallway, lounge, kitchen diner/ family room, Master bedroom with en-suite, 3 further bedrooms and family bathroom. Further benefits include oak finished doors, front & rear enclosed garden, spacious driveway, large extended garage with W.C. Oil central heating and uPVC double glazing.

An internal viewing is strongly recommended.

EPC Rating – Band “D”

# **OFFERS IN THE REGION OF £370,000**

**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

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**Entrance Vestibule – 7'9" (2.35m) x 5'3" (1.59m)**

Bright entrance with secure door with side obscure glass window. Ornate tiled flooring, pendant light fitting, artex ceiling finished with coving. Single radiator, double power point and built-in cupboard which provides part shelf and hanging storage. Full glass oak framed door with side glass panel leads to the hallway.



**L-Shaped Hallway – 15'5" (4.69m) x 5'3" (1.59m) extends to 22'4" (6.8m) x 3'3" (0.98m)**

3 pendant light fittings, artex ceiling, finished with coving, 2 smoke alarms, loft access via a ramsay ladder. Karndeian wood flooring, various power points, BT point and 2 single radiators. Two built-in cupboards fronted with oak doors; one houses the mega flow hot water tank and is commonly utilised as an airing cupboard, the other provides part shelved storage. Doors lead to the lounge, kitchen diner, 4 bedrooms and bathroom.



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**Lounge – 19’8” (5.99m) x 14’9” (4.49m)**

Large spacious room with a lovely picture uPVC window with vertical blinds, chrome curtain pole and hanging curtains which overlooks the front aspect. Two ceiling light fittings, smoke alarm, Tv, Bt and various power points. 2 double radiators, carpet to the floor and the focal point of the room is a fireplace with marble hearth, matching inset and wood surround. Further oak door with glass panel leads to the hallway.



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**Kitchen Diner/ Family room – 20'4" (6.2m) x 9'8" (2.94m) narrowing to 7'3" (2.2m)**

Modern fitted kitchen finished with light grey gloss and dark grey matte wall mounted cupboards with under unit lighting and base units with a marble worktop and matching upstand. Decorative glass splash back to the walls. Integrated appliances include an eye level single oven and combination microwave. Induction hob with marble splashback and stainless-steel extractor hood. Full height fridge, dishwasher and stainless-steel 1 ½ sink with chrome mixer tap and drainer. Various power points incl USB sockets. Recess LED spotlights to the ceiling, heat detector, uPVC double glazed window with roller blind to the rear aspect. Tile effect vinyl to the floor. Open plan to the dining area. Door to the utility room.



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### Dining Area

Ample space for a dining table and chairs. Pendant light fitting, double radiator, TV and double power point. Door to the hallway. Open plan to the Family room.



### Family room – 12'2" (3.71m) x 9'8" (2.94m)

Lovely family area to relax in. Decorative ceiling light fitting, carpet to the floor, double radiator, various double power points. uPVC double glazed sliding patio doors with chrome curtain pole and hanging curtains which open to the side aspect. Further double doors open to the lounge.



### Utility Room – 7'10" (2.38m) x 9'7" (2.91m)

Practical utility with wall mounted cupboards and base units with a roll top worksurface and matching upstand. Stainless steel sink with mixer tap and drainer. Under counter space for a washing machine and countertop space for a tumble dryer. Grant boiler. Single radiator. Vinyl to the floor. Various power points, strip light fitting, carbon monoxide alarm and wall mounted pulley ailer. Wall mounted coat hooks. uPVC window with roman blind overlooks the side aspect. Secure door with glass panel insert leads to the rear garden.

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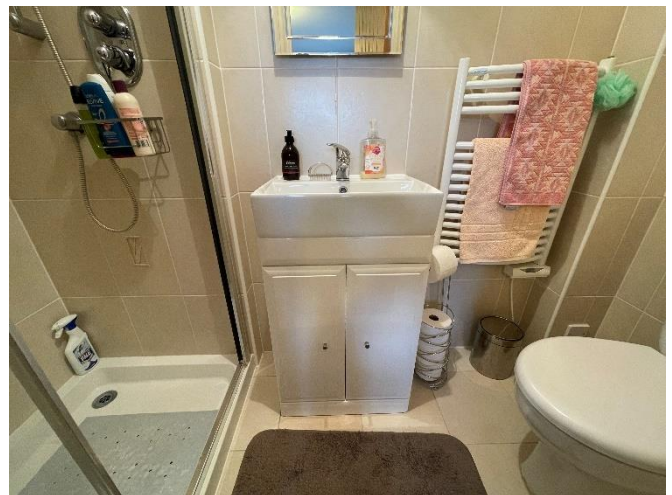
### **Master Bedroom 1 – 11'9" (3.57m) x 11'10" (3.6m)**

Double bedroom with a pendant light fitting, coved ceiling, double radiator, various power points and carpet to the floor. Large double wardrobe front ed by mirror sliding doors provides part shelf and hanging storage. Large uPVC double glazed window with roman blinds, curtain pole and hanging curtains overlooks the front aspect. Door to the en-suite shower room.



### **En-Suite – 3'2" (0.96m) x 7'5" (2.25m) within the shower recess**

Low level W.C, vanity wash hand basin with chrome mixer tap and shower enclosure with shower tray, mains operated shower, tiled walls and retractable shower screen doors. Further tiling around the room, white heated towel rail, extractor fan, pendant light fitting and wall mounted mirror with light. Tiled flooring.



### **Bedroom 2 – 10'9" (3.27m) x 11'10" (3.6m)**

Double bedroom with a pendant light fitting, coved ceiling, single radiator, various power points and carpet to the floor. Large double wardrobe front ed with oak double doors provides part shelf and hanging storage. Large uPVC double glazed window with curtain pole and hanging curtains overlooks the rear aspect.



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**Bedroom 3 – 9'10" (2.99m) x 11'9" (3.57m)**

Double bedroom with a pendant light fitting, 3 recess halogen spotlights, coved ceiling, single radiator, TV, various power points and carpet to the floor. Large double wardrobe front ed with oak double doors provides part shelved storage. Large uPVC double glazed window with curtain pole and hanging curtains overlooks the rear aspect.



**Bedroom 4 – 11'10" (3.6m) x 8'10" (2.69m) plus recess in wall to 11'1" (3.37m)**

Double bedroom with a pendant light fitting, 3 recess halogen spotlights, coved ceiling, single radiator, TV, various power points and carpet to the floor. Large double wardrobe front ed with oak double doors provides part shelved storage. Large uPVC double glazed window with curtain pole and hanging curtains overlooks the front aspect.



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### **Family Bathroom – 11'9" (3.57m) x 7'5" (2.25m)**

Large bathroom with a low-level W.C, pedestal wash hand basin with chrome mixer tap and overhead mirror with light. Bath with chrome mixer tap and shower head attachment. Large shower enclosure with shower tray, mains operated shower, retractable shower screen doors and finished with full height tiling to the walls. Tiled floor. Chrome heated towel rail, recess halogen spotlights to the ceiling, chrome accessories, extractor fan, under floor heating and uPVC double glazed window with roller blind and hanging curtain to the rear aspect.



### **Front & Rear Gardens**

The front garden is laid out in an oval section with the driveway wrapping around it. Good sized area laid to stone chips and planted section with established shrubs and trees which also give some area of privacy. The side garden is also laid to planting and has a lovely pergola with paved pathway which provides access to the rear garden through a timber secure gate. The side and rear is secured within a timber fence boundary and is laid to patio. The patio then opens up into the rear garden and provides access to the timber shed, greenhouse and oil tank. Mainly laid to lawn with a decorative patio running upto the timber gazebo/ garden swing. Mature plants and trees throughout the garden. Raised flower beds made from timber sleepers provide an area to enjoy homegrown items. Rotary dryer. Outside tap and External power point.

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### **Driveway & Garage – 27’8” (8.42m) x 14’7” (4.44m)**

Tarmac driveway which wraps around the front garden providing both in and out exits. Large extended garage with roll door to the front. Secure timber door for further access. Breeze block walls and concrete floor. Strip light fitting. Various power points. Small area to work bench at the back of the room. Built-in cupboard for storage. Inside tap. Door to the W.C.

### **W.C**

Low level W.C, pedestal wash hand basin with chrome mixer tap and heatrae hot water system, recess spotlights to the ceiling and wall mounted shelving.

### **Note 1**

All floor coverings, light fittings, blinds, curtain poles and integrated appliances are included in the sale.

Council tax Band “E”



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**Important Notice** These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest** - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars** Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Offers** All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION** We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment

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