



MARANATHA, NELSON ROAD, FORRES, IV36 1DR



We are delighted to offer this deceptively spacious 3 Bedroom Detached Bungalow located, in a desirable area, in the Town of Forres.

The property is situated down a quiet lane, leading to only one other Bungalow within an established residential area close to Forres Golf Club, woodland walks and the Grant Park. Further amenities including Post Office, Restaurants, Shops and Supermarkets are within walking distance.

Accommodation comprises; Entrance Porch, Lounge, Dining Room, Sun Room, Breakfasting Kitchen, Utility Room, Inner Hallway, Master Bedroom with En-Suite Shower Room, 2 Further Bedrooms and a Family Bathroom. Further benefits include Gas Central Heating, Double Glazing, Garage and Garden.

Viewing is Highly Recommended

EPC Rating C

OFFERS OVER £290,000

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

Entrance Porch - 8'6" x 4'8"

Secure wooden door with glazed panels gives access to the property. Single pendant light fitting to the ceiling. Carpet to the floor. Single radiator. Wall mounted bell chime. Double power point. Multi glazed panel doors leading to the Dining Room and Lounge.

Lounge - 12'6" x 13'8"

Nicely presented Lounge with window to the side aspect and a further window to the front aspect with views over the rooftops towards the hills, both fitted with chrome curtain poles. Three bulb light fitting to the ceiling, controlled by a dimmer switch. Smoke alarm. Carpet to the floor. Double radiator, BT and TV point. Various power points.



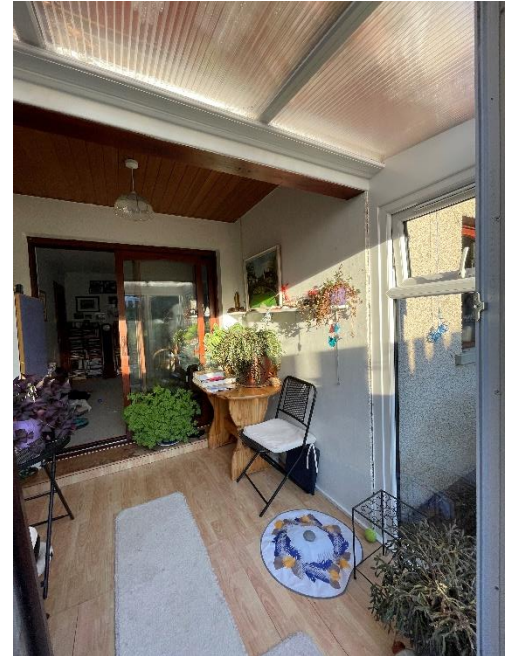
Dining Room - 7'11" x 12'5"

Dining area which provides ample access for a dining table and chairs. Three bulb light fitting, recessed light fitting and smoke alarm to the ceiling. Carpet to the floor. Single radiator. Various power points and BT point. Wall mounted heating thermostat control. Access to the Kitchen. Multi panel glazed door leading to the Hallway and Sliding patio door leading to the Sun Room.



Sun Room - 9'2" x 7'3"

Sun Porch looking out over the Garden with access out to the patio seating area. Laminate to the floor. Single power point. Wall mounted cupboard providing storage space. Part wood linings to the ceiling and part polycarbonate to the ceiling.



Breakfasting Kitchen - 12'3" x 8'10"

Kitchen with a range of base units, wall mounted cupboards and glazed display units. Roll top work surface and ceramic tiling to the walls. Integrated appliances include a double oven, 4 ring hob, overhead extractor and fridge. Stainless steel sink, drainer and mixer tap. Space available for a slimline dishwasher. 6 recessed spot lights and smoke alarm to the ceiling. Tile effect laminate to the floor. Small breakfast bar area for informal dining. Window to the side aspect with roller blind. Various power points. Access to the Utility Room.

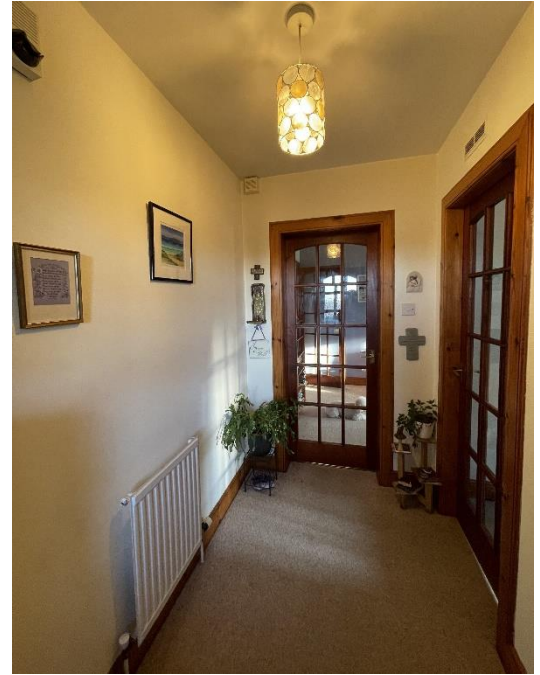


Utility Room - 8'10" x 6'2"

Useful Utility Room with secure door access out to the rear of the property. Work surface with wall mounted unit. Space available for a washing machine and freezer. Stainless steel sink, drainer and mixer tap. Various power points. Wall mounted gas fired Worcester boiler. Cork effect tiling to the floor. Wall mounted medicine cabinet, fronted by mirror sliding doors. Window to the rear aspect.

Inner Hallway - 11'6" x 3'2"

Hallway with single pendant light fitting and smoke alarm to the ceiling. Loft access. Carpet to the floor. Single radiator and double power point. Built in cupboard providing shelved storage. Access to Bedrooms and Family Bathroom.



Master Bedroom with En-Suite

Bedroom - 17'7" narrowing to 10'3" x 9'11" narrowing to 3'2"

Double Bedroom with window to the front aspect with chrome curtain pole and provides lovely views over Forres towards the hills. Single pendant light fitting to the ceiling. Carpet to the floor. Built in wardrobe, fronted by mirror doors, providing hanging and shelved storage. Single radiator and various power points.



En-Suite - 5'5" x 6'3"

Shower Room with low level WC with concealed cistern, wash hand basin within a vanity unit and shower enclosure with overhead mains shower. Wet wall finish to the walls. PVC linings with three recessed light fittings to the ceiling. Extractor fan. Tile effect laminate to the floor. Window to the side aspect. Medicine cabinet with mirror door. Single radiator.



Bedroom 2 - 17'7" narrowing to 12'8" x 7'9" narrowing to 3'2"

Double Bedroom with window to the front aspect, again appreciating the views. Single pendant light fitting to the ceiling. Carpet to the floor. Various power points. Built in cupboard providing hanging and shelved storage. Single radiator.



Bedroom 3 - 10'7" x 8'10"

Double Bedroom with window to the side aspect. Carpet to the floor. Single radiator and various power points. Double wardrobe providing hanging and shelved storage. Single pendant light fitting to the ceiling.



Family Bathroom - 6'10" x 8'10" (maximum measurement)

Bathroom with low level WC, bath with over mains shower, shower curtain and pedestal wash basin. Single light fitting and 3 recessed light fittings to the ceiling. Ceramic tiling to the floor and walls. Window to the rear aspect. Wall mounted mirror and shaving point. Single radiator. Built in cupboard housing the hot water tank and provides storage space.



Driveway & Garage

Stone chipped Driveway with ample off-street parking. Detached Garage with up and over door to the front and service door to the side. Power and Light within the Garage also.

Garden

Front

Harled raised bed with shrubs integral to front of house.

Lower Back

Utility room at back of house leads to enclosed slabbed patio area plus small lawn with various shrubs visible from living room, and kitchen and with access to sun room. Slabbed path left of utility door leads to side of house and rockery, securing lower back area by a small gate.

Rockery and Higher Back

A path winding up the rockery leads to an area at roof height affording views over the town. Currently with slab path and raised bed for vegetables on one side and soft fruit canes on the other.

There is a further small lawn area above the parking space and a slabbed patio area between the garage and house.



Note 1 –

All floor coverings, light fittings and blinds are included in the sale.

Council Tax Band Currently E

