



1 Mary Croft, Rafford, Moray IV36 2WD



We are delighted to offer this fabulous 4 Bedroom Detached Bungalow, located in the small village of Rafford.

Rafford, located 3 miles from Forres benefits from the local Church, the Rafford Village Hall and playing field which provide a community focal point for the village. An active local hall which caters for Yoga, Zumba and Country Dancing. The hall can also be hired out for private functions. Rafford is zoned to Anderson Primary School and Forres Academy in Forres, to which free transport is provided.

Forres offers a range of services and facilities to include, shops, supermarkets, professional services, hotels, restaurants and benefits from travel links by road and rail to Inverness and Aberdeen.

Spacious family accommodation comprising; Entrance Vestibule, Hallway, Lounge, Open Plan Kitchen with Dining Family Room, Utility, Sunroom, Master Bedroom with En-Suite Shower Room, Further 3 Double Bedrooms and a Family Bathroom. Further benefits include Detached Double Garage, Large Garden, Off Street Parking, Oil Central Heating & Double Glazing.

EPC Rating Band D

Viewing is Strongly Recommended.

OFFERS OVER £395,000

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

Entrance Vestibule - 5'3" x 7'6"

Entrance to the property is through a secure uPVC double glazed door with obscure glazed panel and an obscure glazed window to the side. Wood effect laminate to the floor. Single recessed light fitting and coving to the ceiling. Double power point. Built in cupboard offering storage space and houses the consumer units. Multi panel glazed door leading to the Hallway.

Hallway

Welcoming Hallway with 5 recessed spotlights and smoke alarm to the ceiling. Wood effect laminate to the floor. Two double power points. Wall mounted heating thermostat. Double radiator with radiator cover. Two double cupboards offering ample storage space. Wall mounted bell chime. Loft access to partially floored loft space. Two built in cupboards, fronted by sliding doors, providing ample storage space.



Lounge - 14'9" x 19'8"

Oak door with glazed panel, leads to a beautifully presented Lounge with a large window to the front aspect with roller blinds. The focal point of the room is a wood burner set with a stone surround, marble hearth and solid oak mantel. Recessed wood storage. Fitted carpet to the floor. Single pendant light fitting, coving and smoke alarm to the ceiling. TV, BT and various power points. Double radiator with radiator cover. Door leading to the Dining Area.



Open Plan Kitchen, Dining, Family Area and Utility - 19'8" x 20'4"

Kitchen

Oak door with glazed panel leading to the fabulous Kitchen, fully fitted with a range of base units and wall cupboard with under unit lighting. Wine racks. Quartz work tops and upstand. Belfast sink with mixer tap. Stone ceramic tiling to the walls. Integrated appliances include a double oven, 4 ring induction hob, overhead extractor, dishwasher and fridge. Wood effect laminate to the floor. 8 recessed spotlights, 2 bulb light fitting and coving to the ceiling. Various power points. Single radiator. Small Snug offering ample space for easy chairs.



Dining Area.

The Dining Area has ample space available for a large dining table and chairs. Patio doors leading out to the side of the property. 3 bulb light fitting to the ceiling. Wood effect laminate to the floor. Single radiator. Various power points.



Utility Room

Useful Utility with window to the side aspect with roller blind. Base units, stainless steel sink, drainer and mixer tap. Integrated freezer, washing machine and tumble drier. Wood effect laminate to the floor. 2 recessed spotlights and coving to the ceiling. Various power under points. Large storage cupboard, offering ample storage space and houses the oil fired boiler.



Sun Room - 14'0" x 11'10"

Sun Room overlooking the Garden to the rear of the property. Dwarf wall and wood effect laminate to the floor. Double radiator and various power points. Single pendant light fitting to the ceiling. uPVC double glazed double doors leading out to the Garden.



Master Bedroom with En-Suite Shower Room

Bedroom - 11'9" x 11'11"

Double Bedroom with window to the front window with roller blind and chrome curtain pole. Single light fitting incorporating a fan and coving to the ceiling. Carpet to the floor. Fitted wardrobes fronted by mirror doors, offering hanging and shelved storage. Double radiator and various power points. Door leading to the Shower Room.



Shower Room- 3'3" x 4'11" (plus shower enclosure)

Shower Room with low level WC, pedestal wash hand basin with mixer tap & ceramic tiled splash back and shower enclosure with overhead electric shower. Ceramic tiling to the walls. One recessed spotlight to the ceiling. Window to the side aspect with obscure glass & roller blind. Chrome towel rail and accessories. Single radiator.



Bedroom 2 - 10'9" x 11'9"

Double Bedroom with window to the rear aspect with roller blind and chrome curtain pole. Carpet to the floor. Built in wardrobe fronted by mirror doors, providing ample storage space. Single pendant light fitting to the ceiling. Painted wood panelling. Various power points. Single radiator.



Bedroom 3 - 9'10" x 11'9"

Double Bedroom with window to the rear aspect with roller blind and chrome curtain pole. Carpet to the floor. Built in wardrobe fronted by mirror doors, providing ample storage space. Single pendant light fitting to the ceiling. Painted wood panelling. Single radiator and various power points.



Bedroom 4 - 8'10" x 11'9"

Double Bedroom with window to the front aspect with roller blind and chrome curtain pole. Carpet to the floor. Single radiator and various power points. Built in wardrobe, fronted by mirror doors, providing ample storage.



Family Bathroom - 7'6" x 11'9"

Bathroom with low level WC, pedestal wash hand basin and bath with overhead shower attachment. Ceramic tiling to the walls. Wood effect vinyl to the floor. Window to the rear aspect with obscure glass. Wall mounted light fitting with shaving point. Single light fitting and xpleair. Single radiator.

Driveway and Garage

Stone chipped driveway providing off street parking for several cars and caravan storage if required.

Detached Double Garage with up and over door to the front and service door to the side. Power and Light.

Garden

The front garden is mainly laid lawn, with a part wall and privacy hedge boundary. A range of mature shrubs, bushes and trees adorn the perimeter of the lawn. Paved pathway leading to the front door. Gate access to the rear of the property, where there is a great degree of privacy. Large Garden mainly laid to lawn, enclosed with a fence and hedge boundary. Large patio seating area. The oil tank is situated to the side of the property.



Council Tax Band Currently F

Note 1 –

All floor covering, blinds, integrated appliances are included in the sale

Note 2 –

The curtain poles, curtains, ceiling fan in master bedroom, light fitting in dining room and further light over the breakfast bar are not included.





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.

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

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.

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
