



## **1 Newton Drive, Forres Moray IV36 2PU**



We are delighted to offer this beautifully presented 3 Bedroom Detached Home which is presented in excellent order and has quality upgrades throughout.

The property is located within the New Springfield Development to the South of Forres.

Accommodation comprises; Entrance Hallway, Lounge, Open Plan Kitchen/ Dining Area and Sunroom, Utility Room, Cloakroom, Master Double Bedroom with En-Suite Shower Room, 2 further Bedrooms and a Family Bathroom. Integral Garage, Lock Block Driveway with electric car charging port, Front and Enclosed Rear Garden, Gas Central Heating and uPVC Double Glazing.

An Internal Viewing is Strongly Recommended.

EPC Rating Band

### **OFFERS OVER £280,000**

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

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### Entrance Hallway

Entrance to the property is via a secure front door with a security spy hole and obscure glass panel insert with further obscure glazed window to the side. Single pendant light fitting and smoke alarm to the ceiling. Fitted carpet to the floor. Single radiator and wall mounted control panel for central heating. Stairs leading to upper accommodation. Multi panel glazed door leading to the Lounge and secure fire door to the Garage.



### Lounge – 9'11" x 11'0"

Modern & beautifully presented Lounge with a 5 bulb light fitting to the ceiling. Carpet to the floor. TV, BT and various power points. Double radiator. uPVC double glazed window with venetian blinds overlooking the front aspect. Multi panel glazed door leading to the open plan living space.





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**Kitchen, Dining Area - 10'0" x 18'0" and Sun Room - 12'4" x 9'3"**

**Kitchen**

Modern and fully fitted Kitchen with a range of base units and wall mounted cupboards with under unit lighting. Junker style work surface with co-ordinating up stand. Integrated appliances include a 4 ring gas hob, overhead extractor, self-cleaning AEG oven, fridge/freezer and dishwasher. White porcelain sink, drainer and mixer tap. 4 recessed spotlight to the ceiling and smoke detector. Various power points. Wood effect laminate to the floor. Window overlooking the garden to the rear of the property.



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### **Dining Area**

The dining area provides a lovely space to accommodate a large dining table and chairs. 4 bulb pendant light fitting to the ceiling. Double radiator and various power points. Carpet to the floor. Understairs cupboard offering storage space, has a light fitting, double power point and BT point. Door leading to the Utility Room. Open plan to the Sunroom.



### **Sunroom – 9'3" (2.81m) x 12'0" (3.66m)**

Super Family Room with windows, with venetian blinds and double patio doors leading out to the Garden. 4 bulb light fitting to the ceiling. Carpet to the floor. Various power points. Double radiator.







**Utility Room - 7'6" x 5'9"**

Practical utility room with base unit, work surface and coordinating upstand. Stainless steel circular sink with chrome mixer tap. Space available for a washing machine and tumble dryer. Various power points. uPVC window with venetian blinds overlooks the rear aspect. Double radiator. Single light fitting to the ceiling. Wood effect laminate wood flooring. Door to the cloakroom and secure door with obscure glass leading to the side garden.



**Cloakroom - 3'8" x 6'11"**

Cloakroom with low level WC and wall mounted wash hand basin with mixer tap and ceramic tiled splash back. Wall mounted mirror. Window with obscure glass and venetian blind to the side of the property. Wall mounted chrome heated towel rail. Wood effect laminate to the floor.

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## **Staircase & Landing**

Carpeted staircase with handrail leading to upper accommodation. Single pendant light fitting, smoke alarm and loft access. Single radiator and double power point. Built-in cupboard which houses the mega flow tank and has built in shelving, ideal as a linen cupboard. Doors lead to the Bedrooms and Family Bathroom.

## **Master Bedroom with En-Suite Shower Room**

### **Bedroom 15'7" x 10'3" & 3'7" x 5'11"**

Light and airy double bedroom with single pendant light fitting to the ceiling. Carpet to the floor. Double radiator, TV, BT and various double points. Two double glazed Velux windows with blackout blinds, curtain poles and hanging curtains, overlooking the front aspect. Corridor within the room to the En-Suite Shower Room. Two recess halogen spotlights to the ceiling, double power point and access to the built-in double wardrobe which offers part shelf and hanging storage, fronted by mirror sliding doors.





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### **En-Suite - 6'4" x 5'6"**

En-suite with a vanity unit which incorporates a low level W.C with concealed cistern and wash hand basin with chrome mixer tap. Walk-in shower enclosure with mains operated shower, shower tray, glass shower screen doors and tiled walls throughout. Ceramic tiling to the walls. Wall mounted mirror. 5 recessed spotlights to the ceiling. Wall mounted chrome heated towel rail. Wood effect laminate to the floor. uPVC obscure double-glazed window to the rear aspect.



### **Bedroom 2 - 11'0" x 11'3"**

Double bedroom with single pendant light fitting to the ceiling. Carpet to the floor. Double radiator, TV and various power points. Built-in walk-in styled double wardrobe fronted by opaque sliding doors offers part shelf and hanging storage. uPVC double glazed window with roller blind overlooking the front aspect.



### **Bedroom 3 - 7'1" x 10'0"**

Bedroom with single pendant light fitting to the ceiling. Carpet to the floor. Single radiator, TV and various power sockets. Built-in double wardrobe fronted by opaque sliding doors offers part shelf and hanging storage. uPVC double glazed window with hanging curtains, overlooking the rear aspect.



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### **Family Bathroom - 5'7" x 7'8"**

Vanity unit incorporating the wash hand basin with chrome mixer tap and low level W.C with concealed cistern. Ceramic tiling to the walls. Wall mounted mirror. Shaver point. Bath with chrome mixer tap and wall mounted mains shower with shower screen and full height tiling to the walls. Chrome heated towel rail. Wood effect laminate to the floor. 3 recessed spotlights to the ceiling and an extractor fan. Obscure uPVC double glazed window overlooks the rear aspect with venetian blind.



### **Driveway & Integral Garage - 9'11" x 19'7"**

Loc Block driveway to provide off road car parking for two vehicles.

The garage has an Up and over door to the front with an integral service door. Pre-lined walls and ceiling. Lighting and various power points. Wall mounted gas fired boiler and consumer units located within the Garage. The EV charging point is there capped off but not installed.

### **Front & Rear Garden**

The front of the property is laid to stone chip to accommodate additional off-street parking. Loc block pathway leads to the front door where there is an outside light and canopy. Paved pathway leads around to the side where there is a secure gate providing access to the easily maintained rear garden, enclosed within a fence boundary and privacy screening. A paved patio seating area for al fresco dining. Hot tub (included in the sale) is located to one corner.







**Note 1**

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

Council Tax Band Currently "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.

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

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