



## **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, with a strong sense of community, 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, providing easy access to education.

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 and located in a safe and quiet neighbourhood, comprising; Entrance Vestibule, Hallway, Lounge, Open Plan Kitchen with Dining Family Room, Sun Room, Master Bedroom with En-Suite Shower Room, Further 3 Double Bedrooms and a Family Bathroom.

Further benefits include Detached Garage, Large Garden, Off Street Parking, Oil Central Heating & Double Glazing.

Viewing is Strongly Recommended.

EPC Rating Band "F"

**OFFERS OVER £380,000**

**£20,000 BELOW MARKET VALUE**

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

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

A Welcoming Entrance: Step into a bright and airy vestibule, featuring a secure uPVC door and a side window. The wood-effect laminate floor adds a touch of warmth, while recessed lighting and coving create a modern ambiance. A convenient built-in cupboard provides ample storage space.

### **Hallway**

Spacious and Bright Hallway: This inviting hallway, bathed in light from five recessed spotlights, leads to the heart of the home. The wood-effect laminate flooring adds a contemporary touch, while two double cupboards and a loft access provide ample storage solutions.



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**Lounge - 14'9" x 19'8"**

Cozy Living Room: Relax in this inviting living room, featuring a stunning wood-burning fireplace with a stone surround and marble hearth. Large windows flood the room with natural light, while recessed storage offers plenty of space for your belongings.



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

### **Kitchen**

Modern Kitchen: This stylish kitchen is perfect for cooking and entertaining. The sleek quartz countertops, Belfast sink, and integrated appliances make meal prep a breeze. The open-plan design seamlessly flows into the dining and family areas, creating a spacious and inviting atmosphere.



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## Dining Area

Bright Dining Area: Gather around the dining table in this sunlit space. Patio doors open onto the garden, perfect for summer dining.



## Utility Room

A Practical Space: This well-equipped utility features modern appliances, including a washing machine, dryer, and freezer. The wood-effect laminate flooring and recessed lighting create a clean and stylish look. Ample storage space is available in the large cupboard, which also houses the oil-fired boiler.



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

A Bright and Airy Retreat: Relax and unwind in this sun-filled room. The wood-effect laminate flooring and large windows create a bright and airy atmosphere. The double doors lead out to the garden, perfect for enjoying the outdoors.



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

**Bedroom - 11'9" x 11'11"**

**Luxurious Master Suite:** This spacious bedroom offers a tranquil retreat, complete with large windows, fitted wardrobes, and a stylish en-suite shower room.

**Modern En-Suite:** This stylish en-suite shower room is the perfect place to start your day. The shower enclosure, toilet, and sink provide all the essentials.



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

**Bright and Airy Bedroom:** This well-proportioned bedroom features a built-in wardrobe and plenty of natural light.



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## 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"

**Versatile Bedroom:** This versatile bedroom can be used as a guest room, home office, or nursery. The built-in wardrobe provides ample storage space.





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

**Cozy Bedroom:** This cozy bedroom is perfect for a child or teenager. The built-in wardrobe provides plenty of storage space.



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

**Family-Friendly Bathroom:** This family bathroom is perfect for getting ready in the morning. The bath with overhead shower, toilet, and sink provide all the essentials.

### **Driveway and Garage**

**Plenty of Parking:** The property boasts a spacious driveway, providing ample off-street parking for multiple vehicles.

**Detached Double Garage:** A detached double garage offers secure storage for cars, bikes, or other belongings.

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## Garden

Private Outdoor Space: The private garden is a peaceful retreat, perfect for relaxing and entertaining. The large, level lawn is ideal garden space. The patio area is the perfect spot for al fresco dining.



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

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