

2 Granary Park, Rafford, by Forres, IV36 2JZ



We are delighted to offer this beautiful spacious four bedroom detached Bungalow situated in a quiet cul-de-sac in the popular village of Rafford.

DETACHED BUNGALOW

FOUR BEDROOMS

GOOD CONDITION

QUIET CUL-DE-SAC

DOUBLE GARAGE

OIL CENTRAL HEATING

DOUBLE GLAZING

COUNCIL TAX BAND E

EPC RATING E

F968

**Offers Over
£240,000**

We are delighted to offer this spacious four bedroom detached Bungalow situated in a quiet cul-de-sac in the popular village of Rafford.



The property benefits from Double Glazing and Oil Central Heating. The good sized accommodation comprises: Entrance Vestibule, Hallway, Lounge/Diner, Four Double Bedrooms, Kitchen, Rear Hallway, Bathroom and en-suite Shower Room. There is a large driveway and private garden surrounding the property providing a feeling of seclusion. Storage Shed and Greenhouse.

An internal viewing of this property is highly recommended.

The front door opens to a large Kitchen fitted with modern pine wall and base mounted units with contrasting cream tiled flooring. Off the Kitchen to the right can be found a spacious hallway leading to two of the Bedrooms, one of which houses a modern en-suite Shower Room. There is a large Lounge with separate Dining area for all your informal dining needs, sliding patio doors facing the private rear garden and large window allowing natural light to flood in. A wood burning stove creates a lovely focal point to the room. Off the hallway from the Lounge can be found two further Double Bedrooms, both with large double wardrobes providing ample storage facilities. There is a large Family Bathroom with three piece suite in white shower over bath and heated towel rail.



Outside the property there is a large garden surrounding the property at all sides providing a feeling of seclusion. Driveway with ample parking spaces, large Greenhouse and Storage Shed. Double Garage with electric doors.

There is a side gate leading to the large back garden which is very private and laid to lawn offset with mature trees, bushes and shrubs.

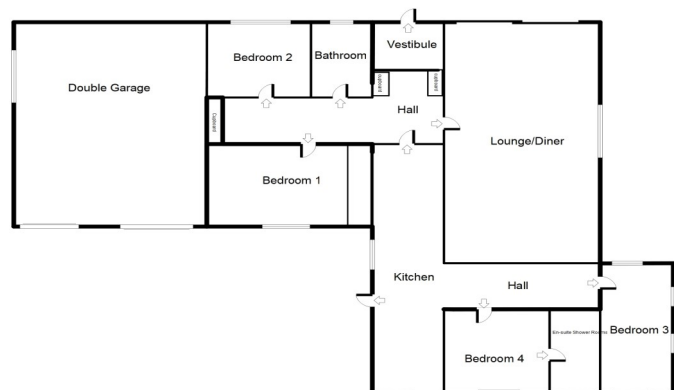
This delightful house is in immaculate condition and would make a lovely family home.

If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on
01309 673836

- Kitchen: 7.19m x 2.84 (23'7" x 9'4")
- Vestibule: 1.62m x 1.72m (3'8" x 5'7")
- Lounge/Diner: 7.51m x 4.74m (24'8" x 15'6")
- Bedroom 1: 3.80m x 3.05m (12'6" x 11'0")
- Bedroom 2: 3.88m x 3.35m (12'9" x 11'0")
- Bedroom 3: 3.48m x 3.05m (11'5" x 10'0")
- Bedroom 4: 2.86m x 2.28m (9'04" x 7'05")
- En-suite: 2.84m x 0.97m (9'4" x 3'2")

Shower Room

- Bathroom: 3.05m x 1.88 (10'0" x 6'2")
- Double Garage: 7.30m x 7.0m (23'11" x 22'11")



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.