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16 QUEEN JOHANNA DRIVE, INVERBERVIE, DD10 0PD



**Stylish Detached Two Public/Four
Bedroomed Dwellinghouse with Garage**

OFFERS OVER
£250,000

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Accommodation Overview

Hall, Cloakroom, Lounge, Dining Room, Kitchen and Utility Room. Upper Hall: Master Bedroom with En Suite, Two Double Bedrooms, Single Bedroom and Family Bathroom. Loft. Single Garage and Driveway.

Stylishly presented, generously proportioned and enjoying south facing landscaped grounds. These are just some of the many qualities of this detached two public/four bedroomed dwellinghouse with integral garage and driveway set in the popular town of Inverbervie. Beautifully presented and truly ready to move into, this lovely family home has a stylish lounge with double doors from the hall and further double doors to the dining room creating open plan living if required and the dining kitchen is on semi open plan with the dining room which enjoys French doors to the garden. There is a useful cloakroom and utility room completing the ground floor accommodation. The upper floor has an attractive master bedroom with en suite, two further double bedrooms and a single room currently used as an office. The family bathroom is quality fitted and has a shower over the bath. To the rear, the lovely landscaped grounds are tiered with decking and artificial grass for ease of maintenance and enjoys lovely seating areas along with a substantial wooden hot tub house. Gas fired central heating and double glazing. This is a desirable home of which internal inspection is genuinely recommended-the discerning buyer will not be disappointed!.



Hall

5.47m x 2.05m (17'11" x 6'8") approx.

Entered from a multi pane door, this inviting hallway has tasteful grey décor complemented by grey oak laminate flooring setting the decorative theme for the accommodation. Attractive white panel style doors give access to the rooms and a carpeted staircase with oak laminate risers leads to the upper floor.

Cloakroom

Fitted with a quality wall hung wash hand basin and w.c, there is decorative "tree" wall covering, ceramic floor tiles and an air extractor.

Lounge

4.97m x 3.37m (16'3" x 11'0") approx.

Double doors open from the hall and further double doors open to the dining room creating open plan living if required. The grey oak flooring follows through from the hallway and a large window to the front affords great natural light. There are two deep blue alcoves to either side of a decorative feature wall with wall mounted bracket for a flat screen TV.



Dining Room

3.09m x 2.97m (10'1" x 9'9") approx.

The grey oak flooring follows through to the dining room which has double French doors opening to the garden providing continuous living from indoor to out. There is a feature silver "feather" wall covering and a large doorway to:

Kitchen

3.00m x 2.92m (9'10" x 9'7") approx.

Fitted with modern white wall and base units incorporating drawer units, dark contrasting worktops with a 1.5 bowl stainless steel sink with drainer and mixer tap and white splashback tiling. There is an integrated five ring gas hob with extractor above, a double oven/grill, fridge/freezer and dishwasher. A window overlooks the rear garden and there is a door to:

Utility Room

2.20m x 1.96m (7'2" x 6'5") approx.

Fitted with co-ordinating units, this functional area has an automatic washing machine and tumble dryer along with dark worktops with a stainless steel sink. A part glazed door gives access to the garden and there is a door to the garage.



Upper Hall

An L-shaped upper hallway with white panel style doors to the accommodation, a tall cupboard with shelving for towels and linen and a further cupboard housing the hot water cylinder. A ceiling hatch gives access to the loft space which has lighting.

Master Bedroom and En Suite

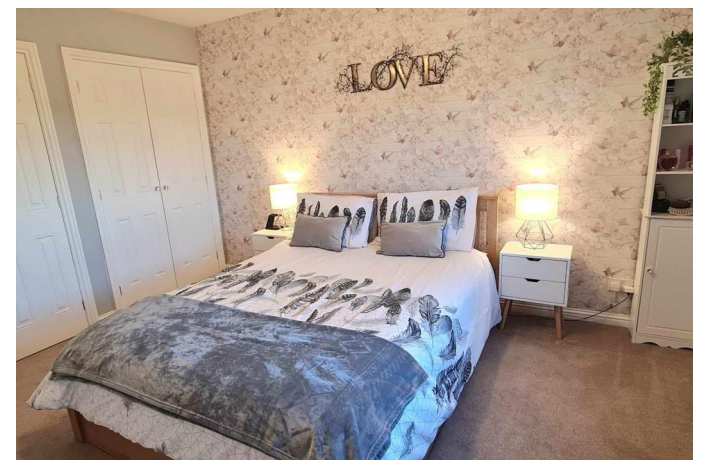
3.98m x 3.33m (13'0" x 10'11") approx.

A most attractive bedroom with a large window to the front enjoying an open outlook with views towards the countryside. Excellent storage is provided by the two built-in double wardrobes and there is space for free standing bedroom furniture. Wall mounted TV bracket. Door to: Quality fitted **En Suite (1.53m x 1.53m (5'0" x 5'0") approx. excluding shower area)** with a wall hung wash hand basin, w.c and a shower unit with mains thermostatic shower and aqua panelling. There is an opaque window to the front creating a light and airy atmosphere and a large wall mirror above a tiled display sill adds depth and light to the room. Shaver point.

Double Bedroom

4.39m x 2.83m (14'4" x 9'3") approx.

Again overlooking the front with views, this attractive bedroom has a feature decorative wall and white panel style doors open to the wardrobe providing hanging and shelving storage. Wall mounted TV bracket.



Double Bedroom

3.36m x 3.04m (11'0" x 9'11") approx.

A great sized double bedroom with a pleasant outlook over the rear garden and a feature deep navy wall. TV wall bracket suitable for a flat screen TV.

Single Bedroom

2.91m x 1.76m (9'6" x 5'9") approx.

Currently utilised as a home office and with a tall window to the rear. There is a pretty feature decorative wall and white décor.

Bathroom

3.10m x 1.83m (10'2" x 6'0") approx.

A good sized family bathroom fitted with a bath with glazed shower screen and mains thermostatic shower along with large white splashback tiles. There is a wall hung wash hand basin with mixer tap, a w.c and a tiled display sill with large mirror above. There is a deep sill to the tall opaque window to the rear and the room is decorated in grey tones with ceramic floor tiles.



Outside

Set within generous grounds to the front a gravel chip driveway provides off-street parking for several cars and the garden is laid to grass with a flowering cherry tree and small herbaceous bed. A pathway and gate lead to the rear which has been landscaped by the current proprietors and is tiered with timber decking incorporating artificial grass throughout the lovely seating areas for dining al fresco and relaxing. There is a large timber hot tub house (2.76m x 2.76m (9'0" x 9'0") approx.) with double glazed doors and a window to the side and this will remain along with the hot tub.

Garage

5.57m x 2.84m (18'3" x 9'3") approx.

The integral garage has an up and over door, power and light and a water tap. The free standing upright fridge/freezer will remain and there is a door to the utility room.

Location

Inverbervie is a pleasant coastal town lying approximately 11 miles south of Stonehaven and within easy commuting distance of both Aberdeen and Montrose. The town is well served by shops, a leisure centre and medical centre. Primary schooling is available locally while secondary education is available at Mackie Academy in Stonehaven or at Mearns Academy in Laurencekirk.



Notes

Gas fired central heating currently with Hive. Quality double glazing. EPC=C. All fitted floor coverings, curtains, blinds, light fittings, integrated and free standing kitchen appliances along with the upright fridge/freezer in the garage will remain. The timber hot tub house and hot tub within the garden will also remain.

A factor has been appointed for the upkeep of the common green areas in the development for which a fee of £320.00 per annum is payable.

Viewing

Please telephone 07850 902696 or the Selling Agent's Stonehaven office.

Office Reference: NEM/AM/Stonehaven

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