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11 WOODCROFT AVENUE, BRIDGE OF DON, AB22 8WY



**Five Bedroomed/Four Public Room Detached
Dwellinghouse with Double Integral Garage**

OFFERS OVER
£435,000

Accommodation Overview

Reception Hallway, Lounge, Dining Room, Conservatory, Dining Kitchen, Sitting Room, Utility Room, Cloakroom, Master Bedroom with Dressing Area and En Suite, Guest Bedroom with Dressing Area and En Suite, Three Further Double Bedrooms, Family Bathroom. Double Integral Garage.

Located in the popular residential area of Bridge of Don we are delighted to offer for sale this truly beautiful detached family home which has a wealth of accommodation on offer and is ideal for a growing family. On entering into the property, the ground floor comprises of the generously proportioned lounge, dining room (on open plan with reception hallway), conservatory and dining kitchen, all of which enjoy a rear facing outlook over the south facing garden. The sitting room and cloakroom enjoy views to the front with the utility room and integral garage completing the accommodation on the ground floor. The upper accommodation comprises of the exceptionally generous master bedroom which has a separate dressing area and en suite shower, a guest bedroom with dressing area and en suite shower room, three further double bedrooms and the family bathroom. The property offers an abundance of storage and benefits from gas central heating and double glazing. To the front, the property offers off-street parking on the loc-bloc driveway which leads to the integral double garage. There is also an area of garden ground laid to lawn with a small hedge and a variety of shrubs. The enclosed rear garden enjoys a south facing view with an area laid to lawn together with a patio area off the conservatory and a further patio area to the rear. Viewing is highly recommended.



Reception Hallway

5.80m x 3.02m (19'0" x 9'11") approx. at widest

The carpeted reception hallway gives access to the ground floor accommodation and is fitted with an open tread staircase with wooden handrail and balustrade leading to the upper accommodation. Decorated in modern tones with dado rail and ceiling coving. Storage cupboard with shelf and hanging rail. Access to integral garage.

Cloakroom

1.34m x 1.28m (4'4" x 4'2") approx.

Attractive cloakroom with opaque circular front facing window comprising white w.c. and wash hand basin set in a vanity unit with tiling to dado height. Heated towel rail.

Sitting Room

3.79m x 3.54m (12'5" x 11'6") approx.

This carpeted room was previously utilised as a home office and enjoys a front facing outlook over the garden.

Lounge

6.50m x 3.79m (21'3" x 12'5") approx.

This generously proportioned carpeted room which is accessed off the hallway via French doors features a wall mounted gas fire. Worthy of mention are the full length windows which overlook the conservatory and allow an abundance of natural light into the room.



Dining Room

3.59m x 3.12m (11'7" x 10'2") approx.

This carpeted dining room has been opened up and is on open plan with the hallway to maximise the space and offers ample space for dining table and chairs. There is access to the conservatory via French doors.

Conservatory

6.13m x 2.72m (20'1" x 8'9") approx.

Offering a great space to enjoy the sunny south facing aspect and an open outlook over the garden the conservatory allows an abundance of natural light into the property and in turns flows into the lounge and dining room. Vinyl flooring. Access to rear garden.

Dining Kitchen

4.56m x 3.47m (14'11" x 11'4") approx.

This quality fitted kitchen with outlook over the rear garden, offers a range of wall and base units which provide ample storage space, co-ordinating work surface, Asterite sink with mixer tap, integrated gas hob with splashback tiling and overhead cooker hood, eye level double oven together with an integrated dishwasher and fridge/freezer. Access to:



Utility Room

3.20m x 1.71m (10'6" x 5'7") approx.

This handy utility room is fitted with low level unit with work surface and under unit washing machine and space for a tumbler drier. There is an abundance of storage shelves, side facing window and access out to the rear garden.

First Floor

The 'L' shaped carpeted landing has a front facing outlook and houses a deep storage cupboard which houses the boiler together with a further shelved cupboard providing excellent storage. Access to loft.

Master Bedroom with Dressing Area and En Suite

4.58m x 4.11m (15'0" x 13'5") approx.

This is an exceptionally attractive master bedroom of excellent proportions and benefits from a large front facing window. This carpeted bedroom gives access to the **Dressing Area (1.90m x 1.33m (6'2" x 4'4") approx.)** which is fitted with a double built-in wardrobe complete with shelf and hanging rail and leads to the **En Suite Shower Room (2.22m x 1.94m (7'3" x 6'4") approx.)** This neutrally decorated en suite comprises of a white w.c. fitted in a vanity unit and wash hand basin set in a corner vanity unit with storage, a large shower cubicle with aqua panelling. Tiled to dado height together with fitted ceiling panels, heated towel rail and a frosted side facing window.



Guest Bedroom and En Suite

3.79m x 3.35m (12'5" x 11'0") approx.

Enjoying an outlook over the rear garden this generous double bedroom is also of excellent proportions and benefits from two double built-in wardrobes complete with bi-folding doors, shelves and hanging rails and has an added benefit of a **Dressing Area (1.62m x 1.49m (5'4" x 4'10") approx.)** which is also fitted with two built-in wardrobes with bi-folding doors offering an abundance of storage. **En Suite Shower Room (2.22m x 1.61m (7'3" x 5'3") approx.)** Attractive modern shower room comprising white w.c. and sink set in vanity units with shower cubicle together with splashback tiling and tiling to dado height. Opaque side facing window. Ceiling panels and heated towel rail. Note: The curtains are not included.

Bedroom 3

3.79m x 2.54m (12'5" x 8'4") approx.

Carpeted double bedroom with a front facing outlook benefiting from double built-in wardrobe complete with half rail and multi shelving.

Bedroom 4

3.83m x 3.19m (12'6" x 10'5") approx.

Carpeted double bedroom with rear facing window benefiting from double built-in wardrobe with bi-folding doors, shelf and hanging rail.



Bedroom 5

3.44m x 2.29m (11'3" x 7'6") approx.

A further rear facing carpeted double bedroom again benefiting from a built-in double wardrobe complete with bi-folding doors.

Family Bathroom

2.82m x 2.38m (9'2" x 7'8") approx.

Family bathroom comprising white w.c., wash hand basin set in vanity unit with storage and bath with overhead shower and attractive aqua panelling. Heated towel rail. Frosted side facing window.

Integral Double Garage

5.48m x 4.66m (17'9" x 15'3") approx.

Generously proportioned double garage with electric up and over door benefiting from power, light and water tap. Access via a side door to rear garden and direct access to reception hallway.

Garden

The gardens to both front and rear are well maintained with the front garden mainly laid to lawn with a loc-bloc driveway. To the rear there is a fully enclosed south facing child/pet friendly garden mainly laid to lawn with a patio area off the conservatory and a rear patio area.



Location

Bridge of Don is a very popular residential area lying to the north of the city. There is an excellent choice of primary schools and secondary education is provided at Oldmachar and Bridge of Don Academies. There are ample shopping, sports and recreational facilities. There are also numerous clubs and associations. Bridge of Don is well served by public transport and the city centre is within easy driving distance. The Industrial Estates of both Bridge of Don and Dyce, together with the Airport are close at hand.

Notes

Gas central heating. Double glazing. EPC=C. Included in the sale price are all floor coverings, most curtains (Please Note: Guest Bedroom curtains are not included), blinds and light fittings together with the integrated appliances and under unit washing machine.

Viewing

Please telephone 07415 282954 or the Selling Agent's Aberdeen office.

Office Reference: WDB/TC/Aberdeen

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