



grampian **property** centre

## **3 MARYCROFT RAFFORD, FORRES, MORAY IV36 2WD**



We are delighted to offer this impressive and extended 4 Bedroom Detached Family Home, located in the small village of Rafford.

Rafford, located 3 miles from Forres benefits 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.

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 accommodation comprising; Entrance Vestibule, Hallway, Lounge, Family Room/ Sun Lounge, Dining Room, Utility Room, Dining Kitchen, Master Bedroom with En-Suite. Further 3 Double Bedrooms and Family Bathroom. Further benefits include Detached Garage, Fabulous South Facing Garden, Off Street Parking, Oil Central Heating & Double Glazing.

EPC Rating "D"

Viewing is Strongly Recommended.

### **OFFERS OVER £285,000**

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52 High Street / Elgin / Moray / IV30 1BU

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♦ **Entrance Porch – 5'3" (1.59m) x 7'6" (2.28m)**

Access to the property is via a wood door with security spy hole. Side obscure glazed panel double glazed window. Pendant light fitting, artex ceiling finished with coving, carpet to the floor, single radiator, double power point and a built in cupboard fronted by wooden sliding doors offers part shelving, wall mounted coat hooks and access to mains fuse box. A mutli glass panel door with side glass window leads to the hallway.



♦ **L-shaped Hallway – 15'5" (4.69m) x 5'3" (1.59m) extending to 23'3" (7.08m) x 3'3" (0.98m)**

3 pendant light fittings, artex ceiling finished with coving, loft access, wall mounted bell chime and a smoke alarm. Carpet to the floor, 2 single radiators, BT point and 2 double power points. Two built in cupboards fronted by wooden sliding doors; one is commonly utilised as an airing cupboard and offers part shelving and houses the hot water tank, 2<sup>nd</sup> cupboard has shelf and hanging space. Doors lead to the lounge, kitchen, bedrooms and bathroom.

♦ **Lounge – 19'9" (6.01m) x 14'8" (4.47m)**



Beautifully spacious and light lounge with a large double glazed picture window which overlooks the front aspect. The window has fitted blinds, curtain poles and hanging



curtains. Two pendant light fittings, artex ceiling finished with coving. Carpet to the floor. TV, BT and various power points. Double radiator. Focal point of the room is a wood burning stove with tiled insert and slate hearth with a wood surround. Multi panel bi-folding doors lead to the dining room. Multi panel glass doors to the Family Room/Sun Lounge and to the Hallway.

♦ **Family Room / Sun Lounge – 14'10" (4.52m) x 15'9" (4.8m) max measurement**



3 halogen bulb ceiling light fitting, 3 further recess spot lights, 2 double radiators, BT and TV sockets, various power points and carpet to the floor. Double glazed window with fitted blinds, curtain pole and hanging curtains which overlooks the front aspect. Triple panelled sliding patio door with curtain pole and hanging curtains leads out to the garden.

♦ **Dining Room – 12'6" (3.81m) x 9'8" (2.94m)**



5 bulb ceiling light fitting, coved ceiling, double radiator and carpet to the floor. Alluminium sliding patio doors with curtain pole and hanging curtains lead to the patio. Multi panel glass door to the kitchen and bi folding door to the lounge. TV, BT and Various power points.

♦ **Kitchen Diner – 20'4" (6.2m) x 9'8" (2.94m) narrow at dining to 7'5" (2.25m)**







Breakfasting kitchen with a range of wall mounted cupboards with under unit lighting and base units with laminate work surface. And complimented by splash back tiling to the walls. Integrated appliances include and eye level double oven, dishwasher, 4 ring electric hob with overhead extractor and 1 ½ sink with mixer tap and drainer. Space available for a fridge/freezer. Two strip light fittings. Double glazed window to the rear aspect. Tile effect vinyl to the floor, various power points, BT point. Open plane to the dining area which has a further pendant light fitting, carpet to the floor, single radiator and double power point. Doors lead to the dining room, hallway and utility room.

## ♦ Utility Room – 9'8" (2.94m) x 7'1" (2.15m)



Practical utility with large storage cupboards and base units with a roll top work surface providing under counter space for a washing machine and tumble dryer. Ceramic tiled splash back to the walls. Stainless steel sink with chrome mixer tap and drainer. Tile effect vinyl to the floor with recess matting, various power points. Double glazed window with a roller blind overlooking the side aspect. Strip light fitting, single radiator. Wall mounted coat hooks. Ceiling mounted pulley airer. Door with obscure glazed panel insert leads to the garden.

## ♦ Master Bedroom – 11'9" (3.57m) x 11'10" (3.6m)



Double bedroom with a pendant light fitting, single radiator, TV, BT and various power points, carpet to the floor. Two



large double Built-in wardrobes fronted by wooden sliding doors offer ample storage solutions including part shelf, drawer and hanging space. Double glazed window with Roman Blind overlooks the front aspect. Door to the en-suite shower room.

## ♦ Bedroom 2 – 10'9" (3.27m) x 11'9" (3.57m)



Double bedroom with a pendant light fitting, single radiator, various power points, carpet to the floor. Built-in wardrobe fronted by wooden sliding doors offering part shelf and hanging storage. Double glazed window with curtain pole and hanging curtains overlooks the rear aspect.

## ♦ Bedroom 3 – 9'9" (2.96m) x 11'10" (3.6m)



## ♦ En-suite – 3'3" (0.98m) x 7'5" (2.25m)



Shower room with a shower enclosure, tiled walls throughout, mains operated shower, recess halogen spotlights to the ceiling, shower tray and glass shower screen. Low level W.C, wall mounted vanity sink with a chrome mixer tap, single radiator, tiled flooring. Chrome towel rail and an obscure double glazed window with a fitted blind overlooks the side aspect. Wall mounted mirrored cabinet with integral light. Extractor fan.

### Description Act

are advised to satisfy themselves to all aspects of accuracy and should not rely unreservedly on the details, accurate, they are not guaranteed. these particulars are not for use as part of any offer or contract.

O/S Ref:- 100047337 GRA330



Double bedroom with a pendant light fitting, single radiator, various power points, carpet to the floor. Built-in wardrobe fronted by wooden sliding doors offering part shelf and hanging storage. Double glazed window with curtain track and hanging curtains overlooks the rear aspect.

♦ **Bedroom 4 - 8'10" (2.69m) x 11'10" (3.6m)**



Double bedroom with a pendant light fitting, single radiator, various power points, carpet to the floor. Built-in wardrobe fronted by wooden sliding doors offering part shelf and hanging storage. Double glazed window with hanging curtains overlooks the front aspect.

♦ **Family Bathroom - 11'9" (3.57m) x 7'5" (2.25m)**



Modern 4 piece suite with a white bath with chrome mixer tap, vanity sink with chrome mixer tap, low level W.C, wall mounted vanity mirror with shaver point. Corner shower cubicle with mira sport electric shower, Perspex sliding

doors, full height tiling to the walls and complimented by ceramic tiled flooring. Large radiator, chrome accessories including two wall mounted towel rails. Recess spot lights to the ceiling, obscure double glazed window with a roller blind overlooks the rear aspect.

♦ **Driveway & Garage - 19'2" (5.84m) x 22'11" (6.98m)**

Loc block driveway provides off road car parking for approx. 6 vehicles and provides access to the garage. Large oversized garage with Garomatic electric up and over door to the front. Double glazed window to the rear and secure door to the side aspect. Concrete floor, breeze block walls and pitched roof. Power and strip lighting. Outside tap.

♦ **Front & Rear Gardens**



The front garden is mainly laid to lawn with a variety of plants, shrubs and trees following the perimeter. Paved pathway leads to the front door. Outside light located here. The rear garden is South facing, mainly laid to lawn with low maintenance shrubs, plants and trees running along the wooden perimeter fence. An area to patio is located outside the Sun Lounge. Rotary dryer, small wooden wendy house and paved pathway leading to the front. At the side of the property there is a wooden shed and access to the garage. A secure wrought iron gate secures the rear. Outside light to the utility. Oil tank concealed to one corner.







### Note 1

All floor coverings, blinds, curtain poles and hanging curtains (with the exception of the lounge, Dining Room, Bedroom 3 and Bedroom 4 curtains) are included in the sale. All integrated appliances are included.

### Note 2

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested, and does not imply that these are in full and efficient working order.

### Note 3

Further particulars may be obtained from the selling agents with whom offers should be lodged.

### Council Tax

Band Currently "E"

### Entry

By mutual agreement

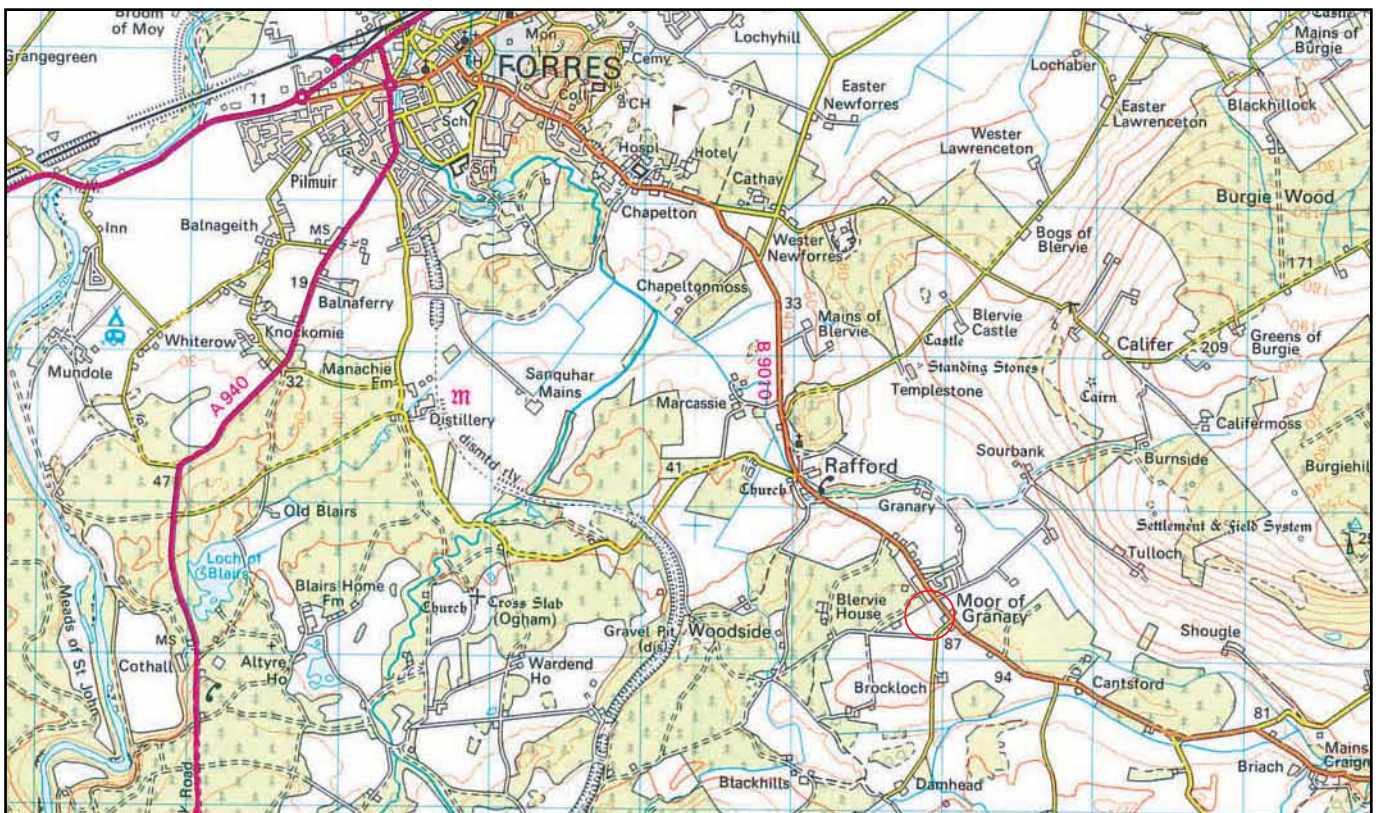
### Offers

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

### FREE MARKET APPRAISAL

We are pleased to offer a Free without obligation Market Appraisal on your own home.

We will give advice on the asking price and how we market it professionally. Please call the Forres office on 01309 696296.



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