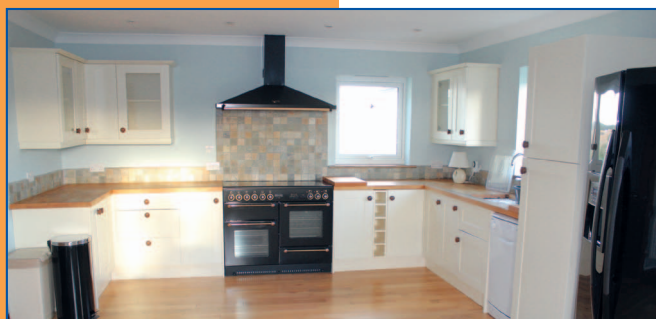




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THE REDWOODS, NORTH WATTEN, WATTEN

A beautiful five bedroom bungalow with a double garage sitting in a large area of garden grounds with views across the open country side. Benefits from oil fired central heating which is further enhanced by a multi-fuel burner to the lounge and uPVC double glazing throughout. Accommodation comprises vestibule, kitchen/diner, utility room, hallway, lounge, bathroom and five bedrooms (one with ensuite shower room). The property features many windows which bring the open country views inside along with plenty of natural daylight. There is fenced garden ground to the front, side and rear which is laid mainly to grass with borders of flowers and shrubs. To the front is off-road parking for multiple vehicles and a double garage. Viewing is recommended of this large family home.

FIXED PRICE £230,000

Vestibule

1.95m x 1.69m 6' 5" x 5' 6"

Ornate three quarter glazed uPVC entrance door with half glazed panel to the side. Electrics to wall. Ceramic tiled floor. Partial glazed door to hallway.

Kitchen/Diner

6.24m x 4.33m 20' 5" x 14' 2"

Wall and base units with tiled splashback and solid wood worktops. Solid oak wood floor. Rangemaster double cooker with double ovens and Rangemaster cook hood above. American fridge freezer. Four windows, one facing to the front, one facing to the rear and two facing to the side. Spotlights to the full ceiling. Two double radiators. Door to utility room and partial glazed door to hallway.

Utility Room

2.41m x 1.89m 7' 11" x 6' 2"

Fitted worktop with wall unit above. Services below for washing machine and dishwasher. Coat cupboard fitted with hanging. Radiator. Ceramic tiled floor. Half glazed uPVC door to garden.

Hallway

Storage cupboard. Two single radiators. Laminate flooring. Hatch to attic space.

W.C.

1.77m x 1.47m 5' 10" x 4' 10"

W.C. and handbasin with tiled splashback. Fitted shelf. Extractor fan to ceiling. Single radiator. Ceramic tiled floor.

Lounge

6.69m x 6.23m 21' 11" x 20' 5" at widest.

Multi-fuel burner set in a brick built fireplace with brick mantle and hearth. Two double radiators. Double entrance doors from hallway. Patio doors leading out into the garden. Four windows, two facing to the rear and two facing to the side. Carpeted.

Master Bedroom

4.40m x 4.23m 14' 5" x 13' 10"

Window facing to rear. Double radiator. Carpeted. Door to ensuite.

Ensuite

3.09m x 1.59m 10' 1" x 5' 2"

Three piece suite comprising a large fully tiled shower enclosure which is raised up a step and fitted with mains shower, W.C. and handbasin with tiled splashback. Opaque window facing to side. Double radiator. Fitted shelf. Extractor fan to ceiling. Ceramic tiled floor.

Bedroom 2

3.54m x 2.97m 11' 7" x 9' 9"

Window to side. Double radiator. Carpeted.

Bedroom 3

3.65m x 2.97m 11' 11" x 9' 9"

Window to side. Double radiator. Carpeted.

Bathroom

3.08m x 2.48m 10' 1" x 8' 1" at widest.

Four piece suite comprising bath fitted with shower boarding splashback, W.C., hand basin fitted with shower boarding splashback and mirrored cabinet above and large fully tiled shower enclosure fitted with mains shower. Opaque window facing to front. Double radiator. Extractor fan to ceiling. Ceramic tiled floor.

Bedroom 4

3.08m x 2.66m 10' 1" x 8' 8"

Window facing to front. Double radiator. Laminate flooring.

Bedroom 5

3.78m x 3.08m 12' 5" x 10' 1" at widest.

Window facing to front. Double radiator. Carpeted.

Double Garage

6.76m x 6.00m 22' 2" x 19' 8"

Block built garage with concrete floor. Fiberglass up and over door to front. Pedestrian door to side. Window facing to side. The rafters to the ceiling provide storage space. Power and light.

Garden

Fenced garden grounds to front, side and rear which is laid mainly to grass with borders of flowers and shrubs. Offroad parking the side for multiple vehicles.

General Information

The floor coverings and blinds as fitted are included in the sale. Home Report available from wick@youngrob.co.uk

Council Tax

The subjects are in band E. The Council Tax Band may be re-assessed by the Highland Council when the property is sold. This may result in the Band being altered.

EPC Rating

C

Postcode

KW1 5UW

Entry

By arrangement with our Wick office.

Viewing

By arrangement with our Wick office.

Price

Fixed Price £230,000 should be submitted to our Wick office.

Office Hours

9.15am - 1pm, 2pm - 5pm Monday to Friday.

Location

Watten village provides primary schooling, local shop, garden centre, petrol station and small hotel. There is a popular fishing loch within walking distance. Both Thurso and Wick are within easy commuting distance and provide a comprehensive range of shopping, professional and medical facilities. There are regular bus and rail services south and from Wick airport, there are regular scheduled air services. Inverness is approximately two hours' drive.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The information set out here is provided for the convenience and guidance of interested parties. Whilst believed to be true and accurate no statement made here or any representation made by or on behalf of the seller is guaranteed to be correct. All measurements are approximate. Intending purchasers should verify the particulars on their visit to the property and note that the information given does not obviate the need for a full survey and all appropriate enquiries.