



## **Delmunach, Mundole, FORRES IV36 2SG**



We are delighted to present this fabulous 5/6 bedroom one and a half storey Architect designed stone built in 2009 with double garage and large wrap around garden.

Located in a private, peaceful country location yet within a mile of Forres and all the local amenities. Access to A96 is less than half a mile with City of Inverness and Town of Elgin being 25 and 12 miles respectively.

Immaculately presented accommodation comprises on the ground floor: entrance vestibule, hallway, lounge, family room, sun lounge, study/bedroom 6, bedroom 5, bathroom, kitchen/diner, utility room, cloakroom, access to integral double garage and stairway to home office above. 1st floor accommodation has master bedroom with en-suite and dressing room, 2 further bedrooms; one with a games room annexe and a shower room.

Further benefits include, security system, oak finishings, oil central heating with underfloor heating to ground floor, broadband, uPVC bronze tinted double glazing, large driveway, log cabin, further timber shed, log store, polytunnel, summerhouse, front and rear gardens.

An internal viewing is strongly recommended.

EPC Rating Band "C"

### **OFFERS OVER £475,000**

**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

External porch with one outside wall mounted light and one recess halogen light within the uPVC soffit boards.

**Entrance Vestibule – 5'7" (1.7m) x 5'4" (1.62m)**

Entrance to the property is via uPVC door with ornate lead piped glass window and co-ordinating side uPVC windows. The vestibule has a pendant light fitting, covered ceiling, double power point and luxury vinyl tile flooring. Built-in double cupboard provides storage and houses the security alarm control panel and fuse box. Multi panel glass door with side glazed window leads into the hallway.



**Hallway – 17'2" (5.23m) x 8'10" (2.69m)**

6 halogen downlights to the ceiling, smoke alarm, PIR Movement detector, covered ceiling, wall mounted bell chime, thermostat control panel for under floor heating and luxury vinyl tile flooring. Two double power points and a BT point. Staircase to the 1st floor accommodation. Doors to the Lounge, Family Room, Bedroom 4, Study/ Bedroom 5, Bathroom and Kitchen/Diner.



**Lounge – 19'9" (6.01m) x 12'3" (3.73m)**

6 halogen downlights to the ceiling, which is finished with coving. Carpet to the floor, thermostat control for under floor heating. uPVC double glazed window with venetian blinds, brushed chrome curtain pole and hanging curtains overlooks the front aspect. TV and various power points. Focal point is a fireplace with electric flame effect insert, marble hearth and wood surround.



**Family room – 14'8" (4.47m) x 12'2" (3.71m)**

5 LED downlights to the ceiling, which is finished with coving. Luxury vinyl tile flooring, TV, BT and various power points. uPVC double glazed window with venetian blinds which overlooks the side aspect. Wood burning stove with slate hearth and timber mantle. Wall mounted 75" LED Samsung flat screen tv. Double doors with multi-glass panel inserts and glass side panels to the sun lounge. Thermostat control for under floor heating.



**Sun Lounge– 11'6" (3.5m) x 12'8" (3.86m)**

4 LED downlights to the ceiling, which is finished with coving. Wood effect flooring. uPVC double glazed windows with venetian blinds and French doors provide access to the decking. Tv point and various power points.



**Study/ bedroom 6 – 11'4" (3.45) x 8'9" (2.66m) extends to 10'5" (3.17m)**

Pendant light fitting, coved ceiling, carpet to the floor, TV, BT and various power points. Built-in cupboard houses the under-floor heating pipework. Thermostat control. uPVC double glazed window with venetian blinds and chrome curtain pole with curtains which overlooks the rear aspect.



**Bedroom 5– 13'9" (4.18m) x 10'11" (3.32m) plus door access**

Double bedroom with a pendant light fitting, coved ceiling, carpet to the floor, various double power points, thermostat control for the under-floor heating. Two built-in double wardrobes fronted by mirror sliding doors provide part shelf and hanging storage. uPVC double glazed windows with venetian blinds and brushed chrome curtain pole and curtains overlooks the front aspect.



**Bathroom – 8'4" (2.54m) x 10'9" (3.27m)**

4-piece suite comprising; low level W.C, pedestal wash hand basin with chrome mixer tap, wall mounted mirror with shelving and light fitting. Shaver point. Recess jacuzzi bath with chrome mixer tap and tiling. Walk-in shower enclosure with shower tray, tiled walls, thermostat mixer operated rain shower head, further showering attachment and 3 body spa jets. Further mid height tiling to the remainder walls, chrome heated towel rail, tiled flooring, 4 recess halogen downlights to the ceiling, coving and extractor fan. Two obscure uPVC double glazed windows with roller blinds to the side aspect.



**Kitchen/Diner – 24'3" (7.38m) x 14'9" (4.49m)**

Fabulous sized open plan kitchen /diner with central island. Wall mounted cupboards and glass display cabinets in a high gloss finish. Base units with a wood effect roll top work surface and mosaic tiled splashback to the walls with under unit lighting. Built-in unit which houses the American fridge/freezer and wine rack. Rangemaster cooker with electric oven, gas hob, glass splashback and overhead stainless-steel chimney style extractor hood. Integrated microwave oven and dishwasher. Stainless steel sink with mixer tap and drainer. uPVC double glazed windows with venetian blinds overlook the side aspect. LED downlights to the ceiling which is finished with coving. Wood effect laminate flooring. TV, BT and various power points. Thermostat control for under floor heating, PIR movement detector and uPVC double glazed French doors to the decking. Ample space available for a dining table and chairs. Door to the utility room.



### **Utility Room – 14'8" (4.47m) x 6'3" (1.89m)**

Practical laundry room with wall mounted high gloss finish cabinets with under unit lighting and matching base units with a wood effect roll top worksurface. Undercounter space for a washing machine and tumble dryer( incl in sale) Stainless steel sink with mixer tap and drainer. 4 bulb ceiling light fitting, extractor fan and coved ceiling. Wood effect laminate flooring, 3 double power points and control panel for central heating. PIR movement detector. Exit and entry alarm control panel. uPVC double glazed window with venetian blinds to the side aspect. Secure uPVC door with obscure glass leads to the garden. Walk-in double cupboard for storage and access to the under-floor heating control panels. Smoke alarm. Door to the cloakroom and further fire door to the rear hall, garage and stairs leading to the home office.



### **Cloakroom – 3'1" (0.93m) x 5'8" (1.72m)**

Pedestal wash hand basin with chrome mixer tap and part ceramic tiled splashback. Low level W.C with concealed cistern. Vinyl flooring, pendant light fitting, and coved ceiling. Obscure uPVC double glazed window to the rear aspect. Brushed chrome accessories.



### **Rear Hall**

Carpeted access hall with 2 LED bulb ceiling light fitting. Staircase to the home office above the garage and secure fire door to the garage.

### **Home Office/ Bedroom 4 above the garage – 12'6" (3.81m) x 15'6" (4.72m)**

Carpeted staircase with a wall mounted handrail to Landing. Storage cupboard and carpet to the floor.

The home office or Bedroom with flexible usage has 2 LED ceiling light fittings, 2 velux windows with integrated black out blinds to the side aspect. Further uPVC double glazed window with venetian blind overlooks the garden. Double radiator, carpet to the floor, 6 desk top height double power points.



### **Double garage – 19'3" (5.87m) x 21'3" (6.48m)**

2 strip light fittings, area to work bench, painted concrete floor and painted brick walls. Various double power points. PIR movement detector, control panel for Klargestor Bio Disc Septic tank. There is also a fire door leading to a small under stairs cupboard with pendant light fitting and carpet tile flooring. Two electrically operated up and over garage doors opening to carport and driveway.



**Staircase & Landing – 15'4" (4.67m) x 5'4" (1.62m) x extends to 17'5" (5.31m) x 3'5" (1.03m)**

A carpeted staircase leads to the 1st floor accommodation. The staircase has 2 wall mounted light fittings. The landing has LED downlights, smoke alarm, carpet to the floor, single radiator, wall mounted thermostat control, 2 double power points and PIR movement detector. 2 Velux double glazed windows to the front aspect. Built-in cupboard for storage.

**Master Bedroom with en-suite and walk-in wardrobe – 11'9" (3.57m) x 17'1" (5.2m)**

Double bedroom with a pendant light fitting and two wall mounted reading lights. Carpet to the floor, double radiator, TV, BT and various power points. uPVC double glazed window with brushed chrome curtain pole and curtains to the front aspect. Large built-in triple wardrobe fronted by mirror sliding doors provides part shelf and hanging storage. Doors to the dressing room and en-suite.



**Dressing room – 6'6" (1.97m) x 6'6" (1.97m)**

Pendant light fitting, carpet to the floor, single radiator, shelved and hanging storage.

**En-suite shower room – 6'5" (1.94m) x 9'1" (2.76m)**

Low level W.C, vanity unit with wash hand basin and chrome mixer tap. Mid height tiling to the wall. Walk-in shower enclosure with Rain shower head and further showering attachment and 3 body spa jets. Full height tiling around the shower walls and glass retractable screen doors. Chrome heated towel rail, wall mounted mirror, light and shaver point. Tiled flooring with electric under floor heating. LED downlights, extractor fan and chrome accessories. Obscure uPVC double glazed windows with roller blind overlooks the front aspect.



**Bedroom 2 - 13'9" (4.18m) x 11'0" (3.35m) plus door access**

Double bedroom with a pendant light fitting, TV and various power points. Double radiator, carpet to the floor. Built-in wardrobe offering part shelf and hanging storage. uPVC double glazed windows with brushed chrome curtain pole with curtains overlooking the front aspect.



**Bedroom 3 - 12'4" (3.76m) x 9'9" (2.96m)**

Double bedroom with a pendant light fitting, loft access, TV and various power points. Double radiator, carpet to the floor. Built-in double wardrobe fronted by mirror sliding doors offering part shelf and hanging storage. Velux window with blackout blind to the rear aspect. Door to the games room.



**Games Room – 23'4" (7.11m) x 9'9" (2.96m)**

Two LED light fittings to the ceiling, carpet to the floor, various power points, attic doors to the eaves, velux window with black out blind to the garden. Walk-in cupboard housing the megaflow tank.

### **Showroom – 8'6" (2.62m) x 6'4" (1.95m)**

Low level W.C, pedestal wash hand basin with chrome mixer tap and mirror above. Walk-in shower enclosure with Rain shower head and further showering attachment and 3 body spa jets. Chrome heated towel rail, Mid height tiling to the remainder walls and co-ordinating tiled floor with electric underfloor heating. LED downlights to the ceiling. Extractor fan. Obscure uPVC double glazed window to the side aspect.



### **Driveway and Gardens**

Decorative wrought iron gates lead to stone chip driveway to the front, side and rear of the property and has space to park numerous vehicles. Midway to side of house bifold matching gates are situated, when closed provide a safe area to rear of house for children and pets.

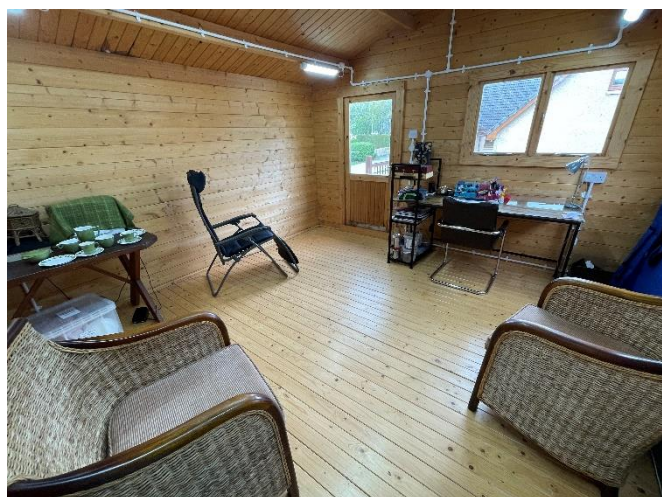


The front garden is mainly laid to lawn with established rose bushes and shrubs around the perimeter which is enclosed within a feature wall, hedge and fencing. Decorative stone patio within the front garden. External power supply. Ramped access to the sun lounge where there is a further external power socket. Raised decking outside the kitchen and utility with security light. Area to lawn leading to grassed embankment, established planting and timber log cabin. 6-meter x 3-meter Car port with external power access to double garage. Oil Tank concealed within timber fencing to the far rear garden corner. 16' x 10' Timber shed to the side garden, log store area, outside tap and wooden planter. Bottled gas within storage unit and a 10' x 6' Polytunnel.



**Log Cabin – 12'6" (3.81m) x 12'7" (3.83m)**

Timber log cabin with front facing windows and secure door. Wooden decking to the front with decorative iron handrail. Full electrical supply providing ample power points and superb lighting.



Note 1 –

All floor coverings, light fittings, blinds, curtain poles, curtains, dishwasher, dual fuel Rangemaster cooker, microwave and American fridge freezer, washing machine, tumble dryer, TV in family room are included in the sale.

The Log cabin, polytunnel, summerhouse and wooden shed are included.

Council Tax Band Currently "G"

**Important Notice** These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

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

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest** - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

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

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

**FREE VALUATION** We are pleased to offer a free and without obligation, valuation of your own property.

Please call Alison/Pam on 01309 696296 to arrange a viewing.