

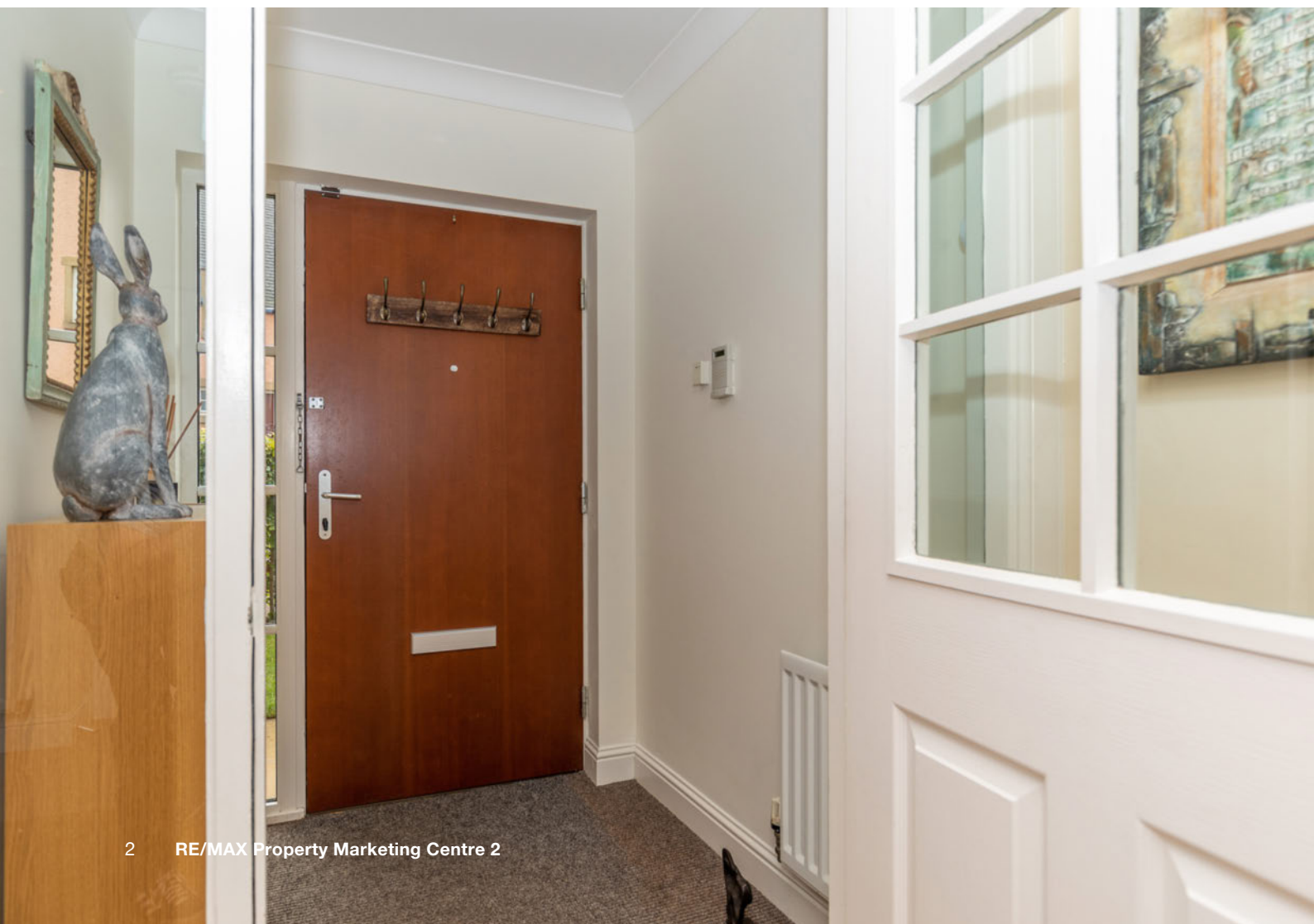
# 5 Bedroom Detached Family Home 58 Nungate Gardens



**Haddington**

































































# Beautiful, Extremely Spacious 5 Bedroom Family Home

## PROPERTY DETAILS

### Front House/Garden

The front garden is well maintained, runs right round the side of the property and is mainly laid to paving with small bushes and shrubbery lining the perimeter. A pathway leads to an open porch at the front door. The driveway is situated to the left and has parking for one car at the front and several more through the high wooden fitted gates which provide access to the rear of the property and double garage.

**Entrance Vestibule - 5' 11" x 5' 2" (1.81m x 1.57m)** Access to the property is through a beautiful solid front door. Behind the door there is an alarm system and additional panic button providing the whole house with excellent security. This bright, spacious entrance has lovely modern décor and down lights. The space provides plenty of room for shoes and storage and is fitted with a small radiator. The floor is laid with a hard-wearing fitted doormat and leads to a bright and modern hallway.

**Hallway - 10' 11" x 9' 1" (3.33m x 2.77m)** This large bright proportionally sized hallway is laid to beech wood style Amtico and provides access to most of the rooms on the ground level including the stairs to the first floor. There is a large under-the-stair cupboard which hosts the alarm and electricity boxes. It has a bright neutral décor with 4 down lights making this area warm and inviting. Radiator.

**WC - 4' 4" x 5' 7" (1.31m x 1.70m)** This is a spacious room which has a fresh and clean feel. It has been tastefully decorated to a high standard with mosaic tiles and Amtico flooring. It comprises of a white wash hand basin and hanging WC with plenty of fitted shelf space. DG window, small radiator and down lights.

**Family Room - 10' 11" x 12' 2" (3.34m x 3.70m)** Positioned to the front of the property, this well-proportioned room has two large DG windows which have been fitted with neutral roller blinds and provides lots of natural light. The floor is laid to hardwood and the room has been beautifully decorated. This sunny room is a lovely place to kick off your

shoes, grab a coffee and sit and relax. Radiator, ceiling light. Blinds are included in the sale.

**Lounge - 15' 3" x 16' 6" (4.65m x 5.04m)** The formal lounge is accessed through glass panelled french doors from the main hallway and offers additional doorway access to the sun room at the back of the property. It has been decorated to a very high standard and oozes character. Two large DG windows are fitted allowing lots of natural light to flood in. There are two fitted radiators and plenty of power sockets around the room. The centre piece of this room is the beautiful ornate real fire with marble surround making this a cosy relaxing room to retreat to in the evenings. Two standard fitted ceiling lights.

**Dining Room - 10' 8" x 11' 7" (3.24m x 3.52m)** This formal dining room is well proportioned and is accessed from the hallway. It is situated to the front of the property. The décor is modern, neutral and calm and beautifully decorated. This is the perfect room to entertain. There is a large DG window fitted with a roller blind and the floor is laid with Amtico. There is a central ceiling light fitting and dimmer switch (light NOT included in the sale) Large radiator.

**Kitchen - 10' 8" x 13' 0" (3.24m x 3.95m)** This is an extremely stylish and bright kitchen finished to a high standard. It has a range of cream floor and wall mounted units with stainless steel modern handles offering plenty of practical storage. The walls have been tiled with a cream tile and cream splash backs and beautiful wood effect complementary work surfaces have been fitted. There is a one and a half bowl stainless steel sink with drainer coupled with a stainless steel mixer tap. Cooking appliances include a 4 burner hob, extractor and oven with grill. There is a large fridge/freezer, an integral dishwasher and washing machine. All cooking appliances and dishwasher are manufactured by Siemens and will be included in the sale. In addition, there are ample double power sockets, a radiator and a DG window which overlooks the rear garden offering a sunny outlook most of the day.



# OFFERS OVER £590,000

## PROPERTY DETAILS CONTINUED

### **Master bedroom - 11' 11" x 13' 9" (3.62m x 4.18m)**

The master bedroom is to the front of the property has beautiful character and decorated in neutral tones. There are two large DG french windows which open out onto a spacious private balcony offering a secluded place to sit. The whole room offers calm and relaxing accommodation. It has a separate dressing room area with 2 large built in wardrobes giving oodles of storage space. Another door provides access to the en-suite. The floor is laid to carpet. Radiator and TV aerial point.

### **En-suite - 8' 10" x 9' 6" (2.70m x 2.90m)**

Leading from the master bedroom, is a large en-suite bathroom. Beautifully decorated in a modern grey colour with white mosaic wall tiles. It comprises of a 3 piece modern white suite with chrome fittings. The bath is full length and there is a separate large step in shower with a fitted glass shower door. DG window. Amtico Flooring. Down lights. Radiator. Shaving point.

### **Bedroom 2 - 11' 10" x 13' 5" (3.61m x 4.1m)**

This large bedroom which is tastefully decorated, offers multi-functional space, currently being used as a bedroom and a home office. There is a large Velux balcony roof window which pushes out rotates through 180 degrees for easy cleaning and creates a light, bright spacious environment. Standard ceiling light fitting. 2 Radiators, Carpet.

### **Bedroom 3 - 11' 3" x 10' 8" (3.42m x 3.24m)**

Sitting to the back of the property is this stylish good sized double bedroom. There are 2 built-in fitted wardrobes with hanging rails and shelving. The floor is laid to carpet. There is a large DG window offering plenty of natural light. Standard ceiling light fitting. Radiator. TV aerial point.

**Bedroom 4 - 8' 8" x 10' 8" (2.65m x 3.24m)** This bedroom sits to the front of the property and is currently being used as a home office. It is carpeted has two fitted wardrobes with hanging rails and shelving providing plenty of storage. Standard ceiling light. DG window. Radiator. TV aerial point.

**Family Bathroom - 8' 8" x 11' 7" (2.65m x 3.52m)** Sitting to the front of the property this large family bathroom is tastefully decorated and comprises of a white 3 piece modern suite with chrome fittings. The bath is full length and there is a separate step in shower fitted with a glass door. It benefits from 5 down lights creating a relaxing atmosphere. It offers a row of 3 DG frosted windows, a radiator,

shaving point and the floor is laid with practical Amtico.

**Upper Stairs** - Stairs leading to the 2nd floor provide access to two further bedrooms and an ensuite. There is a mid level landing with wall to wall DG windows offering lots of natural light and a beautiful outlook over Haddington, the countryside and beyond. Down lights and Carpet are fitted.

### **Bedroom 5 - 12' 1" x 13' 5" (3.68m x 4.1m)**

Like bedroom 2, this large neutrally decorated double bedroom offers lots of space for multi-use. There is also a large Velux balcony roof window which pushes out rotates through 180 degrees for easy cleaning and creates a light, bright spacious environment. A modern free standing wardrobe is included in the sale. Standard ceiling light fitting. Radiator. Carpet.

### **Ensuite 2 - 7' 1" x 10' 0" (2.15m x 3.06m)**

Accessed from both bedrooms, is a beautiful white tiled en-suite shower room. There is a white fitted sink and hanging WC. A Velux window offers lots of natural light and the floor has a practical Amtico tile effect covering. 6 Down-lights. Radiator.

### **Garden Room - 9' 7" x 15' 2" (2.92m x 4.63m)**

This multi-functional room will in no doubt be used all year round. Accessed from the kitchen or the lounge it has 6 DG windows and french doors allowing natural sunlight to flood in all day. Overlooking the garden, the french doors lead out to a decked balcony area and on sunny evenings you can sit and enjoy watching the sun go down. This bright room is calm and modern for relaxing in and also a great space for a party and entertaining. It has ceiling down lights fitted and the floor is laid with hardwood. Radiator.

**Rear Garden** - The driveway to the side of the property leads to a double garage and the rear garden. This is fenced, gated and secure. The driveway is mono-blocked and there is an outside water tap. The double garage provides ample storage and is fitted with lots of shelving along the walls. There are 2 electricity points providing outside power and a light is installed. The rear garden is a well-maintained, mature, private garden with paved patio seating areas and a beautiful pergola. There are steps that lead up to a wooden decked balcony area. These areas have been designed to enjoy outside living at its best and offer the sun most of the day. Wall mounted outside light. Retractable clothesline.





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