

**28 Elzy Road  
Staxigoe  
Wick**

**Offers in the  
Region of  
£225,000**



- 3 Bedrooms
- Quiet location
- Walk in condition
- Detached bungalow
- Modern kitchen
- Sea views

A 3 bedroom detached bungalow with a wraparound garden and off road parking. This attractive property is located in the picturesque Staxigoe hamlet that has spectacular sea views, harbour and coastal walks whilst Wick town centre is only 2 miles away. Wick boasts a modern high school, library, swimming pool, town centre shops, out of town shopping complex, train station and airport with regular flights to Aberdeen airport hub.

The property layout comprises of: hall, kitchen/diner, utility, conservatory, lounge, 3 bedrooms with one having an en-suite and family bathroom.

Double glazed and Fischer electric central heating throughout. Council tax band C and energy performance rating D.

Access a Home Report and virtual tour through the Pollard Property website,  
[www.pollardproperty.co.uk](http://www.pollardproperty.co.uk)

What3words: peach.boasted.reports

**Hall 11' 6" x 6' 7" (3.5m x 2m)**

Approach the front door via the tarmacked driveway and under the covered open porch. The glazed front door with adjacent floor to ceiling glass window accesses the bright hall. The hall has an oak floor, neutral decoration and doors leading to the lounge, kitchen/diner, 3 bedrooms, bathroom and 2 built in cupboards. A ceiling hatch opens into the loft space.

**Lounge 15' 5" x 14' 1" (4.7m x 4.3m)**

A 2 glass panelled door opens into the lounge from the hall. This spacious and well appointed room is neutrally decorated and has an oak floor. The large window boasts sea views and bathes the room in natural daylight.

**Kitchen/Diner 20' 4" x 9' 10" (6.2m x 3m)**

This large contemporary kitchen/diner is accessed from the hall via a glass panelled door. There is a window overlooking the rear garden and sliding patio doors that lead into the conservatory. At one end of the room is a solid door to the utility. Along 2 walls are modern floor and wall kitchen units in a cream gloss with under cabinet lighting, faux wood worktops/splashback that incorporates a breakfast bar. The integrated appliances are: an electric 4 burner ceramic induction hob, extractor hood, dishwasher, electric double oven and fridge freezer. The room has neutral decoration and a vinyl floor with space for a table and seating for 4 people.

**Utility room 9' 2" x 4' 11" (2.8m x 1.5m)**

This handy room has a built in worktop in similar faux wood as the kitchen and overhead cream coloured wall cupboards. There is plumbing for a washing machine, tumble dryer and space for a fridge freezer. The room has neutral decoration, vinyl flooring, solid doors to the kitchen/diner, bedroom 3 and a glazed external rear door that opens into the garden.

**Bedroom 3 15' 9" x 9' 2" (4.8m x 2.8m)**

A large, carpeted double bedroom that is currently being used as a child's room. It is neutrally decorated and has a window overlooking the side of the property and the sea.

**Conservatory 9' 2" x 7' 7" (2.8m x 2.3m)**

A well proportioned room that has windows on 3 walls with a single door opening out into the garden and sliding patio doors to the kitchen/diner. It has painted wood panelling below the windows and a tiled floor.

**Bathroom 7' 10" x 6' 3" (2.4m x 1.9m)**

A stylish family bathroom that is neutrally decorated with a tiled floor. There is a bath with an overhead mains shower, tiled splashback and glass shower screen. A toilet is below the large frosted window and there is a modern wash hand basin inset a floating vanity unit and below an illuminated mirror. Next to this is a floating, built in shelved/cupboard unit. A ceiling extractor fan provides additional ventilation to the room.

**Bedroom 1 12' 2" x 9' 10" (3.7m x 3.m)**

A spacious, carpeted double bedroom that has neutral decoration. There is a built in double wardrobe with mirrored sliding doors, a large window overlooking the front of the property and a door leading into the shower en-suite.

**Shower en-suite 6' 7" x 3' 3" (2m x 1m)**

A modern en-suite that has a laminate floor, neutral decoration and a frosted window. There is a built in shower cubicle with a mains rainfall shower head and tiled splashback, white bracket wash hand basin and toilet. A chrome heated towel rail and ceiling extractor fan completes the room.

**Bedroom 2 10' 2" x 9' 10" (3.1m x 3m)**

Another delightful, well proportioned double bedroom that is currently being used as a child's room. The room is neutrally decorated, carpeted and has a built in double wardrobe with mirrored sliding doors. A large window overlooking the rear garden floods the room with natural daylight.

### Garden

A wraparound garden that has a secure, fenced rear garden that is mainly laid to lawn with a paved patio, wooden shed and Wendy house. The front garden has a tarmacked drive to allow off road parking, has a lawn/gravel areas and a walled boundary.

All carpets, curtains and blinds are included in the sale.

Please call Pollard Property on 01847 894141.





### Ground Floor



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