



**Harper  
Macleod LLP**  
Estate Agents & Solicitors



## **10 Meadow Gardens, Hopeman, IV30 5PN**

**Offers over £400,000**

A fantastic opportunity has arisen to purchase this immaculate detached family home situated in the sought-after coastal village of Hopeman. The property is located within close proximity to Hopeman's two beautiful beaches, primary school, golf course and local shops and services. A gate from the rear garden opens onto a pathway which is a couple of minute's walk to the stunning East Beach. The deceptively spacious accommodation comprises entrance vestibule, hallway, lounge, kitchen, conservatory, five bedrooms, en-suite shower room, family bathroom, guest WC and office. The property further benefits from double glazing, oil central heating, driveway, integral garage, timber garage and lovely well-maintained gardens.

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### ENTRANCE VESTIBULE

5'2" x 4'4" (1.60m x 1.34m)

Wooden and glazed door; ceiling light fitting; tiled flooring; wooden and glazed door with glazed side panel leads into the hallway.

### HALLWAY

12'9" at widest x 11'9" at longest (3.90m at widest x 3.60m at longest)



Ceiling light fitting; fitted carpet; built-in storage cupboard which also houses the electric consumer units; further built-in shelved storage cupboard; leads to lounge, kitchen, guest WC, bedroom 1 and the staircase to the lower floor.

### LOUNGE

26'1" at longest x 13'0" at widest (7.96m at longest x 3.98m at widest)



Windows to front, side and rear; two ceiling light fittings; fitted carpet; fireplace with gas fire; French doors lead out onto the balcony.

### KITCHEN

14'4" at widest x 9'10" at longest (4.37m at widest x 3.02m at longest)



Window to side; two ceiling light fittings; wood effect laminate flooring; Riverside fitted kitchen in cream; built-in electric double oven; ceramic electric hob and hood; dishwasher; space for American style fridge freezer; door to utility room; leads through to conservatory.

### CONSERVATORY

15'6" x 13'3" (4.73m x 4.04m)



Glazed on all sides; two ceiling light fittings; wood effect laminate flooring; door leads out to the garden.

**UTILITY**

7'2" x 5'9" (2.20m x 1.77m)



Window to front; ceiling light fitting; wood effect laminate flooring; built-in shelved storage cupboard; space and plumbing for washing machine and tumble dryer; door to office.

**OFFICE**

16'4" approx x 8'0" (5.00m approx x 2.46m)



Ceiling light fitting; two wall light fittings; extractor; wood effect laminate flooring; door to integral garage.

**GUEST WC**

7'0" x 3'0" (2.14m x 0.92m)

Ceiling light fitting; extractor; wood effect laminate flooring; WC and sink; fitted storage.

**BEDROOM 1**

12'9" at widest x 11'10" at longest (3.91m at widest x 3.61m at longest)



Window to rear; ceiling light fitting; fitted carpet; built-in triple wardrobes; door to en-suite shower room.

**EN-SUITE SHOWER ROOM**

8'1" into cubicle x 5'7" at widest (2.47m into cubicle x 1.72m at widest)



Window to rear; ceiling light fitting; extractor; fitted carpet; WC, sink and double shower cubicle with mains fed shower.

**STAIRCASE & LOWER HALLWAY**



Two ceiling light fittings; built-in shelved storage cupboard;



leads to airing cupboard, family bathroom and bedrooms 2,3,4 and 5; UPVC and glazed door leads out to the garden.

**AIRING CUPBOARD**

7'6" x 7'2" (2.31m x 2.20m)

Ceiling light fitting; fitted carpet; fixed shelving.

**BEDROOM 4**

12'0" at longest x 11'5" at widest (3.68m at longest x 3.50m at widest)



Window to rear; ceiling light fitting; fitted carpet.

**BATHROOM**

7'9" x 5'7" (2.37m x 1.72m)



Window to rear; ceiling light fitting; extractor; fully tiled; vanity mounted sink, WC and bath with mains fed shower over; wall mounted towel radiator.

**BEDROOM 2**

12'9" x 11'8" (3.91m x 3.57m)



Window to rear; ceiling light fitting; full wall of built-in wardrobes.

**BEDROOM 5**

12'5" at longest x 9'5" at widest (3.81m at longest x 2.88m at widest )



Window to side; ceiling light fitting; fitted carpet; double built-in wardrobes.

### BEDROOM 3

12'10" at widest x 10'8" at longest (3.92m at widest x 3.27m at longest)



Window to side; ceiling light fitting; fitted carpet.

### INTEGRAL GARAGE

Electric door; ceiling strip light; window to side; power & light; shelving.

### OUTSIDE



There is a loc-bloc driveway to the front of the property providing off street parking and leading to the garage. The front garden is laid to lawn. The garden to the rear can be accessed by both sides of the property and is fully enclosed. The rear garden is mainly laid to lawn with paving and a raised decked patio area. There are a variety of mature shrubs and trees and raised beds for planting; wooden garden shed; timber garage accessed from Lodge Road.

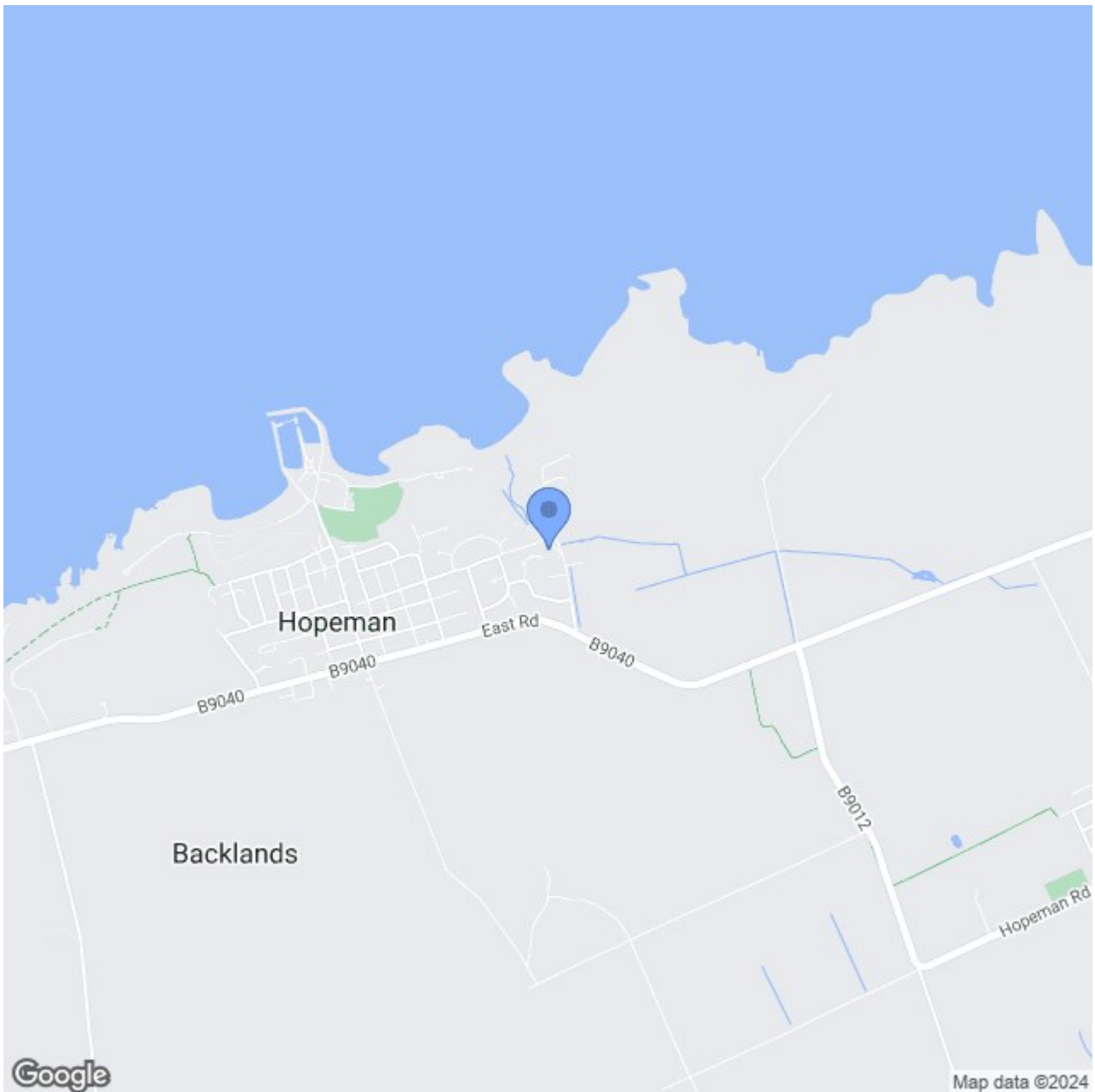
### NOTES

Included in the asking price will be all carpets and fitted floor coverings, all light fittings, all blinds & curtains, all bathroom, en-suite & guest WC fittings, the oven, hob, hood and dishwasher in the kitchen and the wooden shed and rotary clothes dryer in the garden.

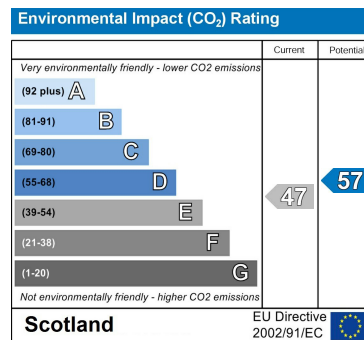
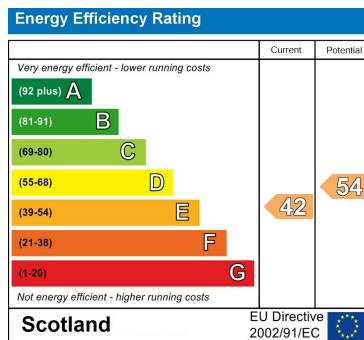
Council Tax Band: F

Viewings: Contact selling agent on 01343 555150

## Area Map



## Energy Efficiency Graph



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