7 Hopeman Drive,

Ellon, AB41 8AS

Price Over

£320,000

Under offer

4 3 2 170 m² EPC **C** Council Tax Band **G**

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Features Garage Garden

Description

This outstanding **four bedroomed detached dwellinghouse** with double garage stands on an excellent site at the end of a small cul-de-sac, set well back of the road, accessed off a lengthy driveway. It stands within well kept gardens of considerable size and has been thoughtfully altered to a standard rarely seen. Economical and easy to run, having the benefit of gas central heating and uPVC double glazing, the fresh, tasteful décor is further enhanced with white wood grain effect panelled inner doors throughout, offering a bright, modern appeal.

Features include a well appointed lounge with living flame gas fire, a luxury upgraded kitchen with dining room, sun room and breakfast room/study leading off, utility room, family bathroom and four spacious double bedrooms, with en suite shower room to the master. The fully enclosed gardens are ideal for families with children and pets, and offer an excellent spot for al fresco dining. Offering spacious accommodation which will appeal to those seeking a distinctive, modern family home,

viewing is essential to fully appreciate the quality of accommodation throughout, together with its eye catching features and child friendly location.

Ellon is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only 15 miles from Aberdeen Airport. There are ample shopping, sports and recreational facilities with excellent local amenities. Ellon also has a good academic reputation with three primary schools and the Ellon Academy Community Campus with sport and recreation facilities.

Notes uPVC double glazing. Gas central heating. EPC=C. All fitted floor coverings, blinds and light fittings to remain.

Directions

From Aberdeen, proceed along the A90 Aberdeen/Ellon road and continue for approximately 14 miles until reaching the Ellon bypass roundabout. Take the second exit off the roundabout, still on the A90 and turn left at the next roundabout. Take the second exit off the next roundabout onto the A948 Auchnagatt/New Deer road. Continue along and turn left onto Knockothie Crescent. Proceed along for some distance, turning right onto Hopeman Drive. The property is located within a small cul-de-sac on the right hand side of the road, as indicated by our for sale board.

Accommodation comprises

(GROUND FLOOR)

Reception Hall A welcoming hall, fitted with oak engineered laminate flooring, complemented with white wood grain effect inner doors and modern emulsion décor. Carpeted balustrade staircase to upper floor. Built-in cupboard.

Lounge 20’7” x 11’3” [6.32m x 3.45m] approx. A generously proportioned, formal lounge, presented in emulsion décor and fitted with a beige carpet. Offering outlooks across the front and rear, it affords ample space for furniture. A recess wall mounted living flame gas fire offers an eye catching focal point.

Kitchen 20’1” x 19’3” [6.14m x 5.88m] approx. incorporating Breakfast Room/Study A luxury kitchen on archway open plan to the breakfast room and located to the rear. It is fully fitted with an excellent range of red gloss cabinets at wall and base level and includes an integrated dishwasher, fridge and

freezer, induction hob and overhead chrome/glass cooker hood, double oven, integrated microwave and plate warmer, all by Siemens. The generous runs of white sparkle granite worktops which extend along the splashbacks incorporates a recessed stainless steel sink. Ceramic tiled floor throughout the kitchen, dining room and utility room. Walk-in cupboard.

Breakfast Room/Study A well appointed, adaptable room, located to the rear.

Cloakroom/W.C. Fitted with a two piece suite in white, and finished with oak laminate flooring. Opaque glazed window to front.

Utility Room Fitted with beech wood effect wall and base cabinets, incorporating co-ordinating worktops, tiled surrounds and a single drainer stainless steel sink. Access door to garden. Plumbed for automatic washing machine and tumble dryer.

Dining Room 10’9” x 10’7” [3.32m x 3.27m] approx. Centrally located off the kitchen and the sun room, well presented and offering ample formal dining space.

Sun Room 14’7” x 9’10” [4.49m x 3.04m] approx. A well appointed room, offers excellent informal living space for a family and fitted with engineered oak laminate flooring. French doors give access to the garden.

(FIRST FLOOR)

Upper Hall A galleried hall with window to front, carpeted and giving access to the remainder of the accommodation. Access hatch and fixed ladder to part floored loft with power and light. Hot water cylinder cupboard.

Master Bedroom 14’9” x 13’5” [4.54m x 4.12m] approx. A most generously proportioned room with window to front, presented in eye catching co-ordinating emulsion décor and fitted with a beige carpet. It offers ample space for furniture and is fitted with wall to wall built-in wardrobes. **En Suite Shower Room** Fitted with a self contained shower cabinet, w.c. and pedestal wash hand basin. Chrome ladder radiator. Ceramic tiled floor. Opaque glazed window to rear.

Double Bedroom 2 13’3” x 10’5” [4.06m x 3.21m] approx. Located to the front and well presented throughout, with feature paper wall. Built-in double wardrobe.

Double Bedroom 3 13’3” x 9’8” [4.06m x 2.99m] approx. A bright and well presented room with window to rear and built-in double wardrobe.

Double Bedroom 4 11’5” x 10’10” [3.51m x 3.08m] approx. Beautifully co-ordinated with a feature paper wall, this bright room is located to the rear. Built-in wardrobe.

Bathroom A bright and airy room, fitted with a four piece suite, comprising a self contained shower cabinet with overhead extractor light, pedestal wash hand basin, w.c. and bath with tiled surrounds and shower attachment on taps. Opaque glazed window to rear. Ceramic tiled floor. Chrome ladder radiator.

(OUTSIDE)

Double Garage A spacious garage with twin up and over doors, power and light. Part glazed door to garden and window to side. Access hatch and fixed ladder to floored loft space. Central heating boiler.

Gardens The property is well appointed, tucked at the end of a small cul-de-sac with no through traffic. A tarred driveway with turning point offers ample parking. The extensive gardens are fully

enclosed and ideal for families with children and pets. Mainly laid to lawn for easy care, they are planted with mature shrubs and incorporate paved and granite chipped walkways and a seating area for al fresco dining. Water tap. Rotary clothes dryer.

View this property here

https://www.aspc.co.uk/search/property/385816/7-Hopeman-Drive/Ellon/

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