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Willow Lane

Dumfries, DG1 3TZ

Offers In The Region Of £320,000

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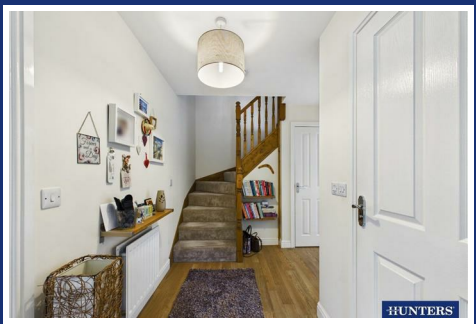
- Beautiful four-bedroom detached family home
- Detached garage and driveway providing parking for two vehicles
- Contemporary kitchen with integrated appliances
- Principal bedroom with fitted wardrobes and en-suite
- Landscaped, private rear garden featuring the unique “Gin Terrace”
- Highly desirable Summerpark development
- Spacious dual-aspect lounge with French doors to the garden
- Separate utility room and ground floor WC
- No overlooking properties to the front
- Council Tax Band F I EPC C

Tel: 01387 245898

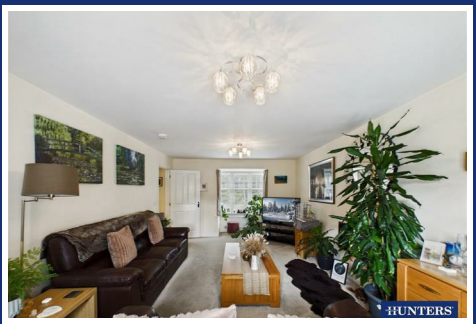
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Dumfries, DG1 3TZ

Offers In The Region Of £320,000







Hunters Dumfries are pleased to present to the market this impressive four-bedroom detached family home, situated within the highly sought-after Summerpark development in Dumfries. Offering spacious and well-proportioned accommodation across two levels, the property provides an excellent setting for modern family living, complemented by a particularly peaceful and open outlook to the front.

The ground floor accommodation comprises a welcoming entrance hallway, spacious lounge with French doors opening directly onto the rear garden, a generous kitchen/dining room providing an ideal space for everyday family life and entertaining, separate utility room and convenient cloakroom WC.

Stairs lead to the first-floor landing where the accommodation continues with a generous principal bedroom benefiting from its own en-suite shower room, two further double bedrooms and a fourth single bedroom which would also make an excellent home office or study. A family bathroom completes the upper level.

A particular feature of the property is its position within the development. The front enjoys a tranquil open outlook with no properties directly opposite and no further development planned immediately to the front, creating a greater sense of space and privacy than is often found within modern developments. The block-paved approach further complements the attractive setting.

Summerpark has established itself as one of Dumfries' most popular modern residential developments and is particularly well suited to family living. The property is conveniently positioned for access to local schools, shops and everyday amenities, with the Peel Centre and Tesco nearby, while Dumfries town centre and wider road connections are also easily accessible.

Viewings are strictly by appointment only. Please contact Hunters Dumfries on 01387 245898 to arrange your viewing today.

EPC Rating: C | Council Tax Band: F

Entrance Hall
An impressive arched entrance immediately creates a welcoming first impression. The bright reception hall is finished with attractive laminate flooring and provides access to the principal ground floor accommodation, together with a beautifully presented cloakroom/WC and staircase leading to the first floor.

Lounge
The spacious lounge extends the full depth of the property, creating a superb family living space flooded with natural light. Beautifully decorated in contemporary neutral tones, the room offers ample space for a variety of furnishings, while French doors open directly onto the rear patio, seamlessly connecting indoor and outdoor living.

Kitchen/Dining Room
Undoubtedly the heart of the home, the impressive kitchen has been thoughtfully designed with both style and practicality in mind. Finished with elegant marble-effect tiled flooring, the kitchen features a range of high-gloss white wall and base units complemented by contrasting black laminate worktops.

Integrated appliances include an induction hob, double electric oven, fridge freezer and dishwasher, together with a stainless steel sink and drainer.

Positioned within the kitchen is a generous dining area enjoying a beautiful bay window overlooking the front garden. Easily accommodating a six-seater dining table, this is the ideal space for everyday family meals or entertaining guests.

Utility Room
Leading directly from the kitchen, the separate utility room provides excellent additional storage together with matching high-gloss units and dedicated space for both a washing machine and tumble dryer. With access to the rear garden, it offers a practical solution for busy family life.

Cloakroom W.C
A spacious contemporary downstairs W.C with comprises a wash hand basin and toilet.

First Floor Landing
The first-floor landing leads to four generously proportioned bedrooms and the family bathroom.

Master Bedroom
The principal bedroom is a spacious and beautifully presented retreat, comfortably accommodating a king-size bed whilst benefiting from fitted mirrored wardrobes providing excellent storage. A large rear-facing window allows natural light to flood the room,

En-Suite
The contemporary en-suite comprises a shower enclosure, wash hand basin and WC.

Bedroom Two
Bedroom Two is another excellent-sized double bedroom overlooking the rear garden, offering ample space for a king-size bed and additional furnishings.

Bedroom Three
Bedroom Three is situated to the front of the property and is another generous double bedroom benefiting from built-in wardrobe storage.

Bedroom Four/Home Office
Bedroom Four is currently utilised as a home office but offers excellent flexibility as a child's bedroom, nursery, dressing room or hobby room depending on individual requirements.

Family Bathroom
Completing the first floor is the spacious family bathroom, fitted with a bath incorporating an overhead shower, separate shower enclosure, wash hand basin and WC, all finished in tasteful neutral tones.

Garage
Spacious detached garage with power and lighting, offering excellent storage space

Driveway
A generous driveway provides off-road parking for two vehicles and leads to the detached garage, which offers excellent storage or secure parking.

External Front
The property enjoys outstanding kerb appeal, with attractive lawned gardens, mature shrubs, stone detailing and two elegant bay windows enhancing the impressive front elevation.

External Rear
To the rear, the landscaped garden has been designed for both relaxation and entertaining. A spacious patio extends from the French doors, creating the perfect setting for summer barbecues and outdoor dining. The well-maintained lawn is complemented by mature planting, attractive timber sleeper borders and a selection of established trees, all enclosed by fencing to provide an excellent level of privacy.

A particular feature of the garden is the charming seating area affectionately known as the Gin Terrace—a delightful second patio tucked away at the rear of the garden, creating the perfect place to unwind with family and friends on warm summer evenings.

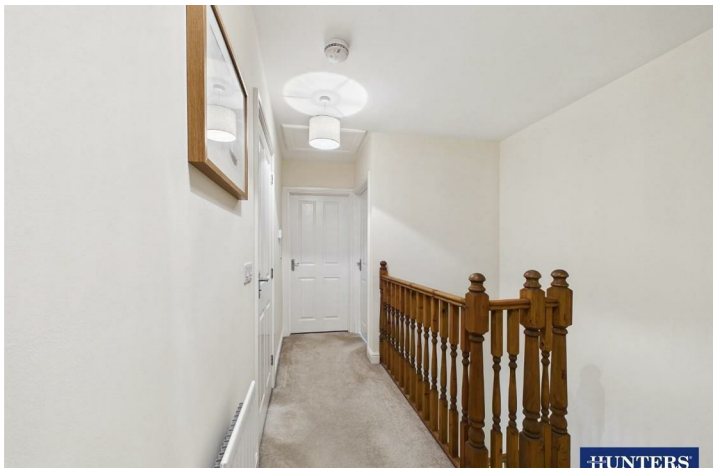
Floorplan


Utility Room
4'8" x 5'3"
1.43 x 1.62 m
Living Room
19'8" x 12'1"
6.00 x 3.70 m
Hallway
11'1" x 5'0"
3.38 x 1.55 m
Kitchen
19'8" x 9'11"
6.00 x 3.04 m
WC
7'5" x 3'7"
2.27 x 1.09 m
Ground Floor Building 1
Bedroom
9'9" x 12'2"
2.98 x 3.71 m
Bathroom
4'8" x 8'6"
1.44 x 2.59 m
Bedroom
9'8" x 10'11"
2.97 x 3.34 m
Landing
3'3" x 4'5"
0.99 x 1.80 m
Bedroom
9'7" x 8'5"
2.93 x 2.58 m
Bathroom
6'0" x 7'0"
1.83 x 2.15 m
Office
7'7" x 10'10"
2.33 x 3.31 m
Floor 1 Building 1
Garage
19'8" x 11'9"
6.00 x 3.59 m
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Approximate total area(1)
1437 ft²
133.4 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



















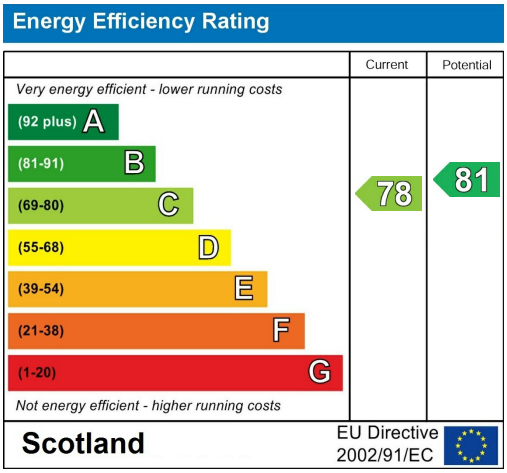


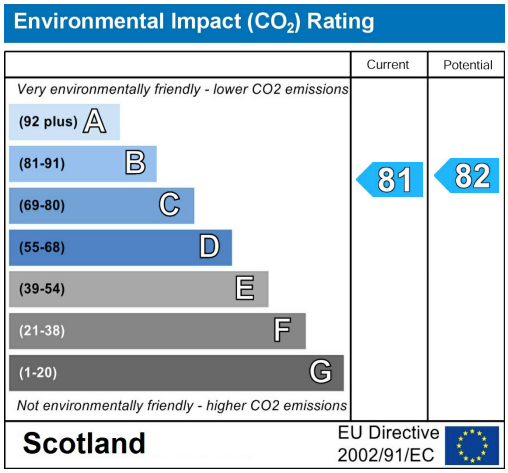






Energy Efficiency Graph





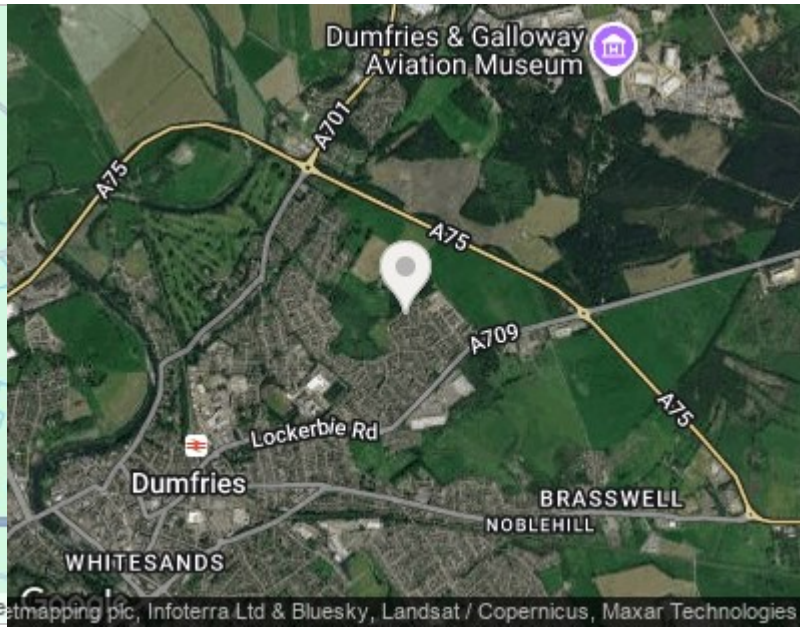
Viewing

Please contact our Hunters Dumfries Office on 01387 245898 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman