



## Summerpark Road

Dumfries, DG1 3FT

Offers Over £250,000

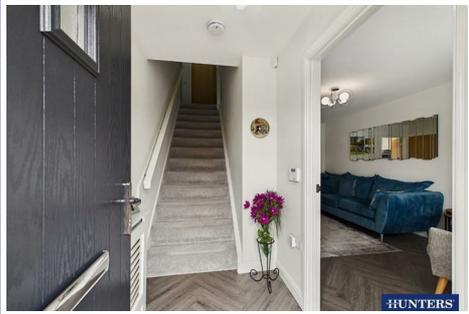


- Modern three bedroom detached home
- Contemporary kitchen dining room with integrated appliances
- Three genuine double bedrooms
- Integrated garage with power and lighting
- Popular Summerpark Area of Dumfries
- Built less than five years ago
- Spacious master suite with dressing area and en-suite
- Large driveway with parking for multiple vehicles
- Private enclosed rear garden with patio
- EPC C - Council Tax Band - E

# Summerpark Road

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Hunters are delighted to present to the market this beautifully presented three-bedroom detached home, situated within the highly sought-after Summerpark development in Dumfries. Built less than five years ago, the property offers stylish and contemporary living throughout and has been thoughtfully designed to suit modern family life.. The accommodation is spacious and well laid out, featuring a bright and welcoming lounge, an impressive kitchen dining room with integrated appliances and French doors to the garden, a separate utility room and cloakroom, together with three generous double bedrooms including a superb master suite with dressing area and en-suite shower room.

Externally the property benefits from a large block paved driveway providing parking for multiple vehicles, an integrated garage with power and lighting, and a private enclosed rear garden with modern patio and lawn — an ideal space for relaxing or entertaining.

EPC - C - Council Tax Band - E

The Summerpark area has quickly become one of the most desirable modern residential developments in Dumfries, proving particularly popular with professional couples and families thanks to its attractive homes, peaceful surroundings and convenient access to the town centre.

A wide range of local amenities are available nearby including supermarkets, shops, schools and regular public transport links into Dumfries town centre. Dumfries itself offers an excellent selection of retail, leisure and educational facilities, making it a highly desirable place to live for those seeking both convenience and quality of life.

### Entrance Hall

Accessed via the front door, the welcoming entrance hall is finished with luxury vinyl flooring and provides a bright and spacious first impression. The property benefits from a full alarm system which is located within the hallway. From here there is access to the lounge and staircase leading to the first floor accommodation.

### Lounge

The lounge is a spacious and comfortable reception room, beautifully presented and offering an excellent space for everyday living. The room houses the thermostat control for the downstairs heating system, with a separate thermostat located on the first floor controlling the upstairs heating. From here there is access through to the kitchen dining room as well as a useful understairs storage cupboard providing excellent additional storage.

### Kitchen/Dining Room

The kitchen dining room is a standout feature of the home, offering a contemporary and stylish space ideally suited to modern family living. The kitchen is fitted with a range of high quality wall and floor units providing ample storage and worktop space. Integrated appliances include an induction hob with stainless steel extractor hood, double oven, dishwasher and fridge freezer. A one and a half bowl sink with swan neck mixer tap is positioned beneath the work surface. The room is further enhanced by recessed ceiling spotlights and French doors leading directly to the rear garden, while additional side windows allow an abundance of natural light to flow into the space.

### Utility Room

Located off the kitchen, the utility room provides further practicality with plumbing for a washing machine, additional worktop space and a single sink with drainer unit. There is also under sink storage and access from the utility room to the downstairs cloakroom.

### Cloakroom WC

A well presented downstairs cloakroom comprising low level WC and pedestal wash hand basin.

### First Floor Landing

Stairs from the entrance hall lead to a spacious first floor landing which provides access to all three bedrooms and the family bathroom. The landing also benefits from a useful airing cupboard providing additional storage.

### Master Bedroom

The master bedroom is an impressive and generously proportioned double bedroom offering excellent space. The room benefits from a walk-in storage cupboard with

shelving and lighting as well as a large dressing area fitted wall-to-wall with wardrobes. The bedroom also enjoys the advantage of its own en-suite shower room.

### En-Suite Shower Room

The en-suite is fitted with a fully tiled walk-in double shower enclosure, low level WC and pedestal wash hand basin. The room is completed with a chrome ladder style heated towel rail.

### Bedroom Two

Bedroom two is located to the front of the property and is another spacious double bedroom, beautifully presented and offering excellent flexibility for family living.

### Bedroom Three

Bedroom three is positioned to the rear of the property and is also a double bedroom, making this an attractive home for buyers seeking three genuine double bedrooms.

### Family Bathroom

The family bathroom comprises a bath with handheld and electric shower, low level WC and pedestal wash hand basin. The room is partially tiled around the bath area and includes a chrome ladder style heated towel rail.

### Outside

To the front of the property there is a large block paved driveway providing off-street parking for up to six vehicles and access to the integrated garage. The front garden also features a lawned area with a small shrub border and a maturing tree, creating an attractive setting for the property. A gated pathway to the side provides secure access to the rear garden.

The integrated garage benefits from power, lighting and houses the boiler. Access is provided via an up-and-over door.

The rear garden is private, enclosed and designed for ease of maintenance. A large modern porcelain patio provides an excellent outdoor seating area and leads onto a well maintained lawn. The garden also features raised flower beds and decorative stone borders which frame the space beautifully. The garden is fully enclosed by six foot fencing, offering both privacy and security. Outside power and lighting are also installed.

# Floorplan

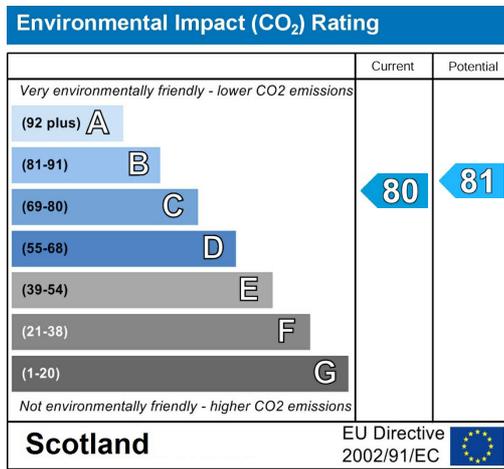
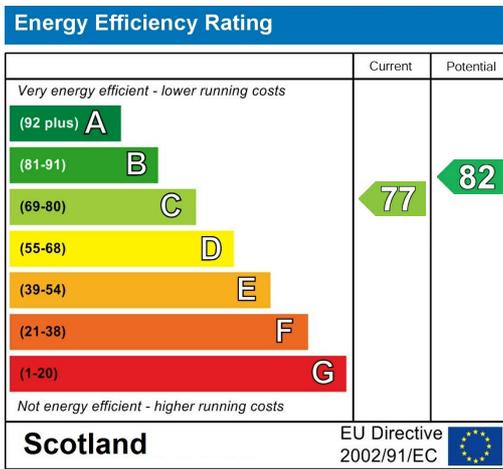






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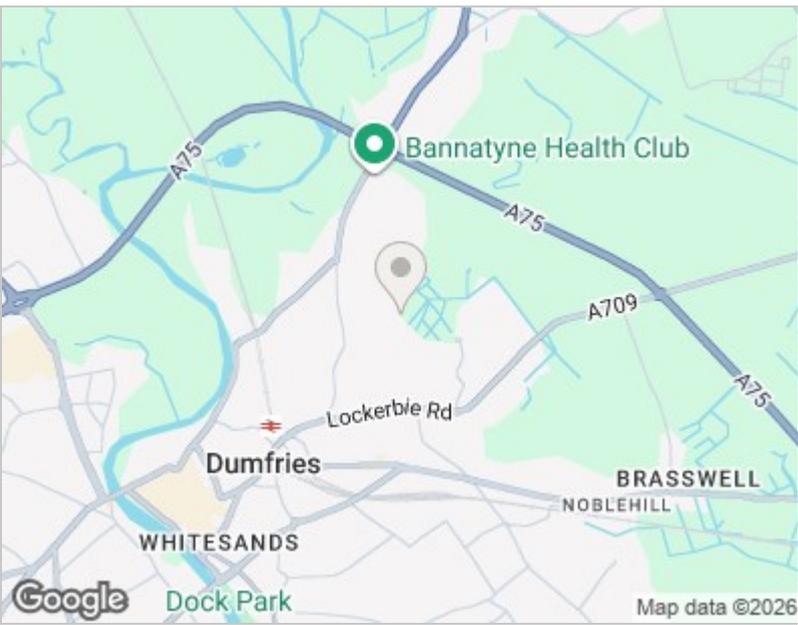
### Energy Efficiency Graph



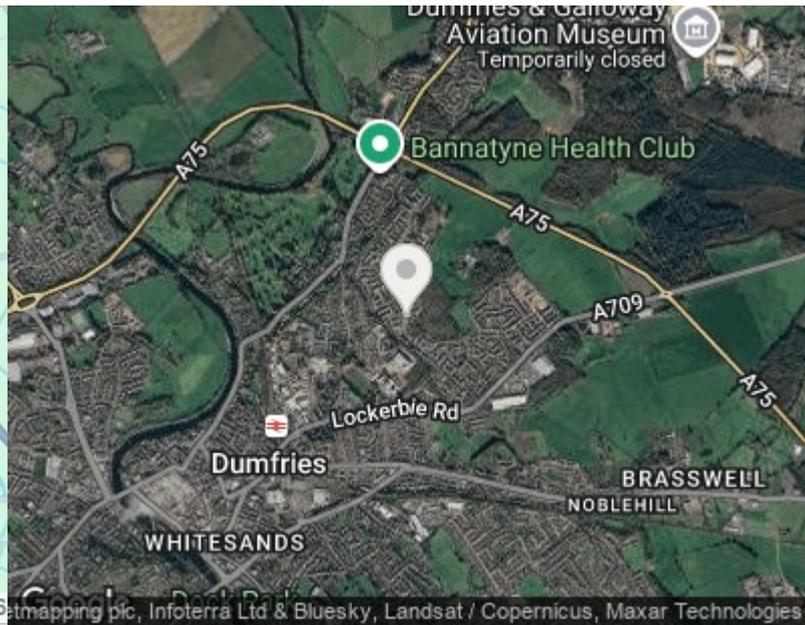
### Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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