



RESIDENCE

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5 Bedrooms | 2 Public Rooms | 4 Bathrooms

This beautifully presented and exceptionally spacious five-bedroom detached villa occupies an enviable position within the highly regarded Kings Meadow development, enjoying a wonderful open outlook across the neighbouring countryside.

Extending to circa 2,211 sq ft and arranged over three impressive levels, the property offers an exceptional standard of family living, with generous proportions, stylish contemporary finishes and wonderfully versatile accommodation throughout.

At the heart of the home is the impressive dining kitchen, beautifully appointed with an extensive range of modern units, quality worktops and integrated appliances, together with ample space for a large dining table. A separate utility room provides additional practicality, while the elegant lounge features bi-folding doors opening directly onto the rear garden and framing the attractive countryside views. A separate dining room offers excellent flexibility as a formal dining room, family room, playroom or home office.

The bedroom accommodation is equally impressive, with five generous double bedrooms. The superb principal suite provides a luxurious retreat with a dressing area and beautifully finished en-suite. Two substantial bedrooms occupy the uppermost floor, one with its own en-suite, creating an excellent private space for teenagers, guests or extended family. The family bathroom and en-suites are finished to a high standard with quality contemporary sanitary ware.

The accommodation comprises reception hall, cloakroom/WC, lounge, dining/family room, dining kitchen, utility room, five double bedrooms, two en-suites, family bathroom and integral garage.

Externally, there is a lawn and two-car driveway to the front, while the enclosed rear garden features lawn and patio areas and enjoys a delightful open countryside aspect.

Kings Meadow combines an attractive semi-rural setting with convenient access to Irvine's excellent schools, shopping and leisure amenities, road and rail links.



2217.37 sq ft | EER = B



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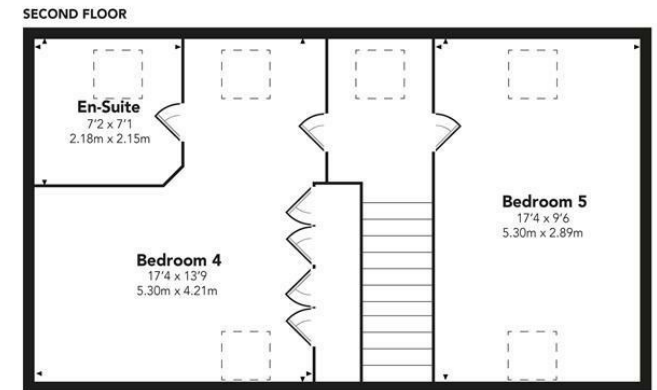
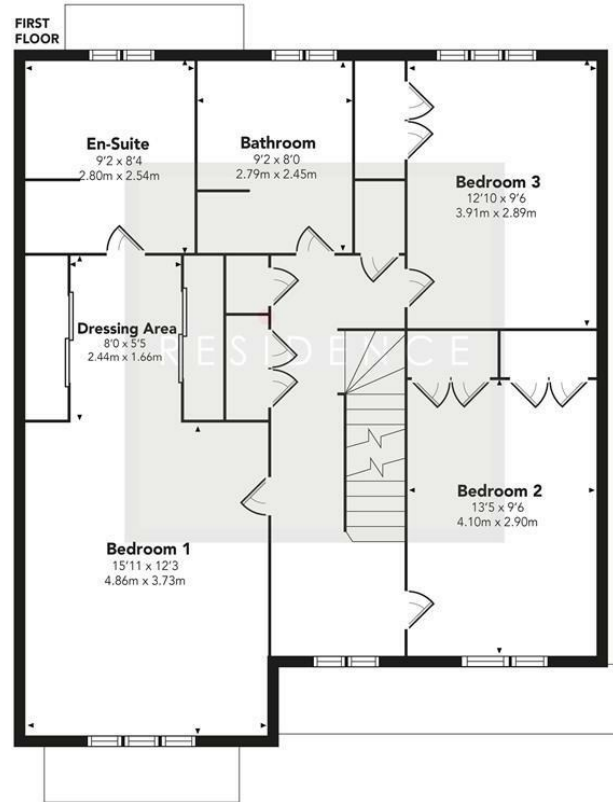
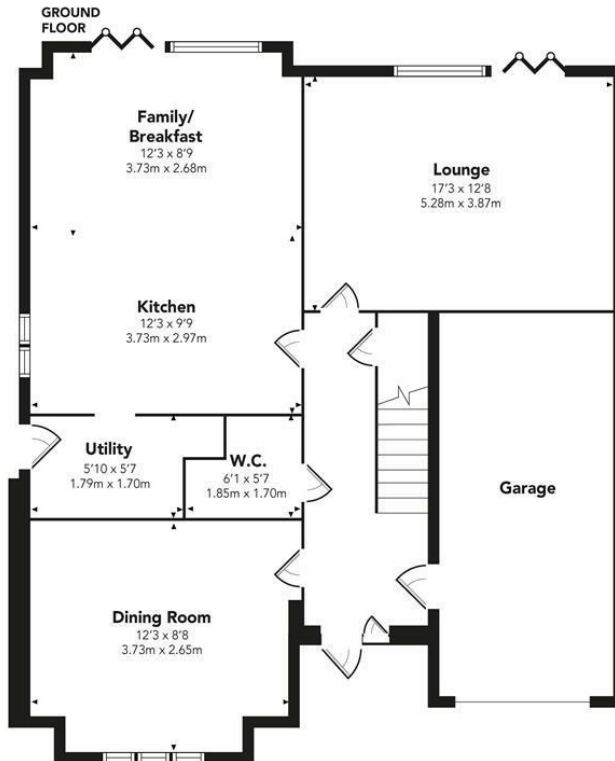
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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.