



**30 Clenoch Parks Road, Stranraer**

Stranraer, DG9 7QT

Offers Over £210,000 are invited

# 30 Clenoch Parks Road

Stranraer

Local amenities within easy reach include a general store and Belmont Primary School, while all major amenities are to be found in and around the town centre, including supermarkets, healthcare, indoor leisure pool complex and a secondary school. There is a convenient town centre and secondary transport service available from nearby.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

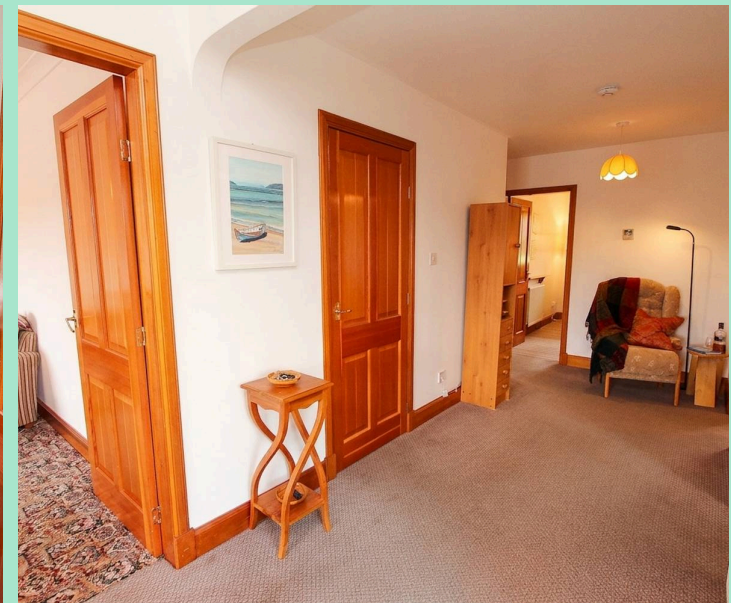
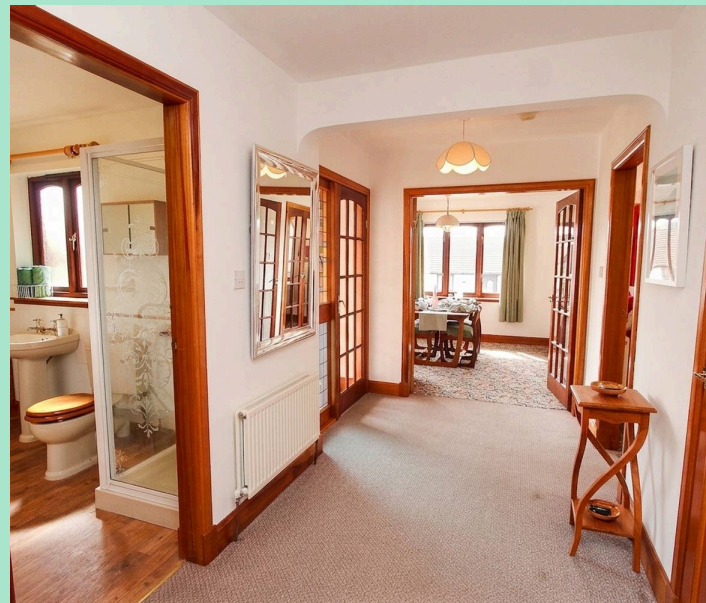
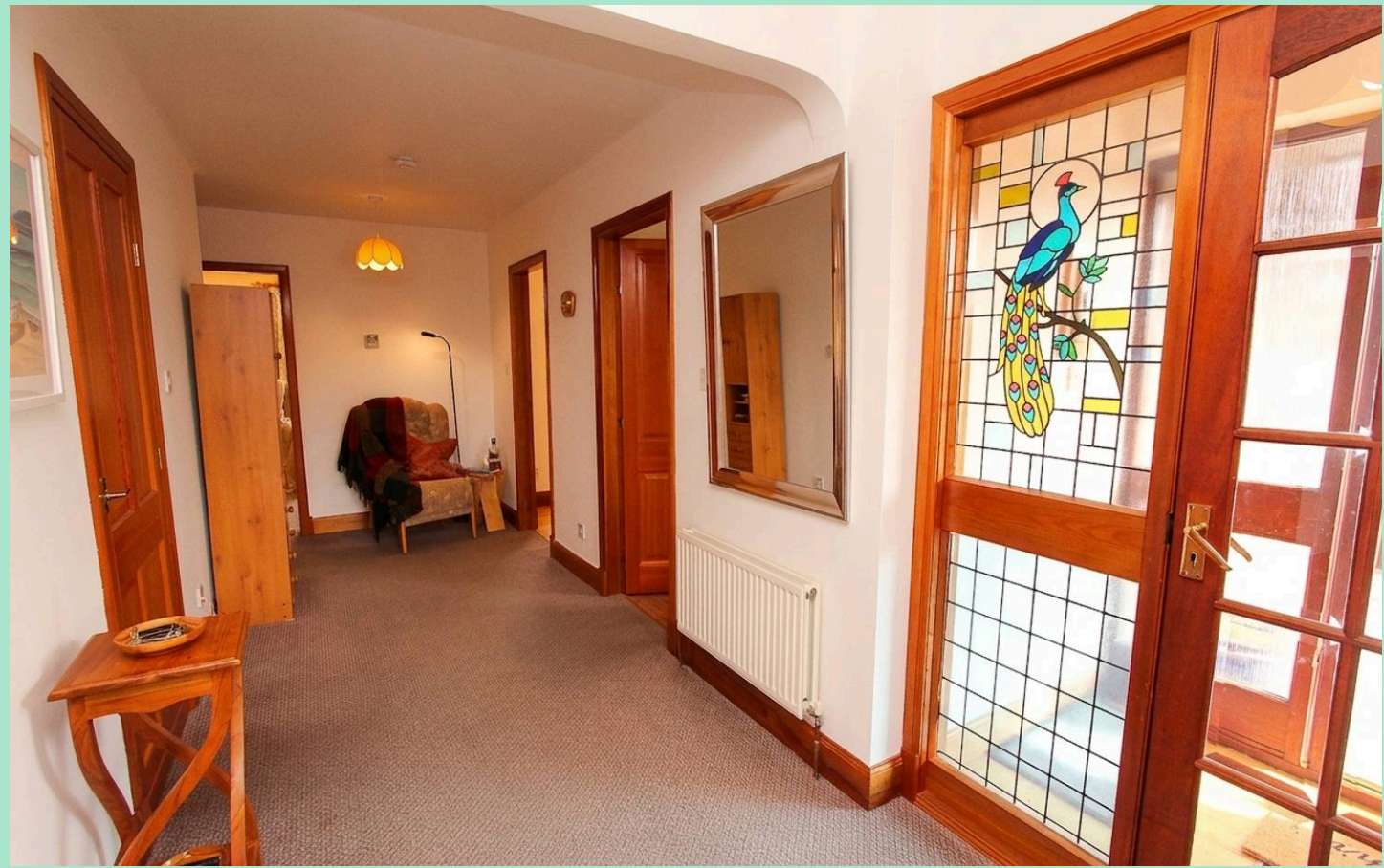
- A traditionally built, detached bungalow
- In excellent condition throughout
- Generous family accommodation over one level
- Spacious 'dining' kitchen
- Well-appointed family bathroom
- Master bedroom with en-suite
- Attractive internal woodwork
- Primary School and convenience store close by
- Easily managed, mature garden ground
- Integral garage and off-road parking



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Situated in a sought-after residential area, this traditionally built, detached bungalow offers an exceptional standard of living with generous family accommodation arranged over a single, easily accessible level. Immaculately presented and in excellent condition throughout, the property exudes a sense of comfort from the moment you step inside. The spacious dining kitchen is thoughtfully designed for both family meals and entertaining, featuring modern fittings and ample workspace. Four well-proportioned bedrooms provide flexibility and privacy for growing families, with the master bedroom benefiting from an en-suite. The well-appointed family bathroom is finished to a high standard, ensuring everyday convenience. Attractive internal woodwork adds character and warmth to the interiors, while large windows flood the living spaces with natural light. With a primary school and local convenience store close by, this home is perfectly positioned for family life, combining practicality within a popular setting. Off-road parking and an integral garage provide everyday ease, making this a truly desirable residence.



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The property is set amidst its own easily managed, mature garden ground, creating a welcoming first impression and a peaceful retreat to enjoy throughout the seasons. The front garden is laid to lawn, bordered by gravel and mature shrubs, all enclosed within a low-level wall. To the rear, a terraced garden offers a delightful paved patio for al fresco dining, a further area of lawn, and colourful flower and shrub borders that bring year-round interest. A wooden garden shed provides useful storage for gardening tools and outdoor equipment. The integral garage, fitted with an electric door, offers secure parking and additional storage, complemented by power, light, and an internal door leading directly to the utility room for added convenience. This wonderful outside space is designed for low maintenance, allowing you to simply relax and enjoy the surroundings.



### **Porch**

The entrance porch is accessed by way of a hardwood storm door with a glazed side panel. There is a glazed interior door with a glazed side panel leading to the hallway.

### **Hallway**

The wide and welcoming hallway provides access to almost all of the accommodation. There are two large walk-in cupboards with internal lights. From the hallway, access to the loft is provided by a pull-down ladder. The loft offers a large area for additional storage, boarded with internal light fitted. Two hall CH radiators.

### **Lounge**

A spacious main lounge to the front featuring a red brick fire surround housing a gas fire. Twin Satellite receiver points and a CH radiator.

### **Dining Room**

A further double-aspect reception room to the front, with French doors to the hallway and French doors to the lounge. CH radiator.

### **'Dining' Kitchen**

The kitchen is fitted with a full range of floor and wall-mounted units with cream worktops, incorporating a stainless steel sink with a swan neck mixer. There is a ceramic hob, extractor hood, built-in double oven and an integrated dishwasher. The dining area is laid out in an open plan basis with the kitchen and has a patio door leading to the rear garden. CH radiator.

### **Utility Room**

The utility room is fitted with a sink and wall unit. There is plumbing for an automatic washing machine and under-counter space with ducting for a tumble dryer. The gas combi boiler is to be found in the utility room.



### **Bathroom**

The bathroom is fitted with a WHB, WC and a bath. There is a separate shower cubicle with an electric shower. CH radiator and a heated towel rail.

### **Master Bedroom**

A generous master bedroom to the front with a large walk-in wardrobe with an internal light. CH radiator.

### **En-Suite**

The en-suite is fitted with a WHB, WC and a bath. Ceramic tile splashback and a CH radiator.

### **Bedroom 2**

A double bedroom to the rear with a built-in wardrobe and a CH radiator.

### **Bedroom 3**

A further double bedroom to the rear with a CH radiator.

### **Bedroom 4**

A further double bedroom to the rear with a CH radiator.



## GARDEN

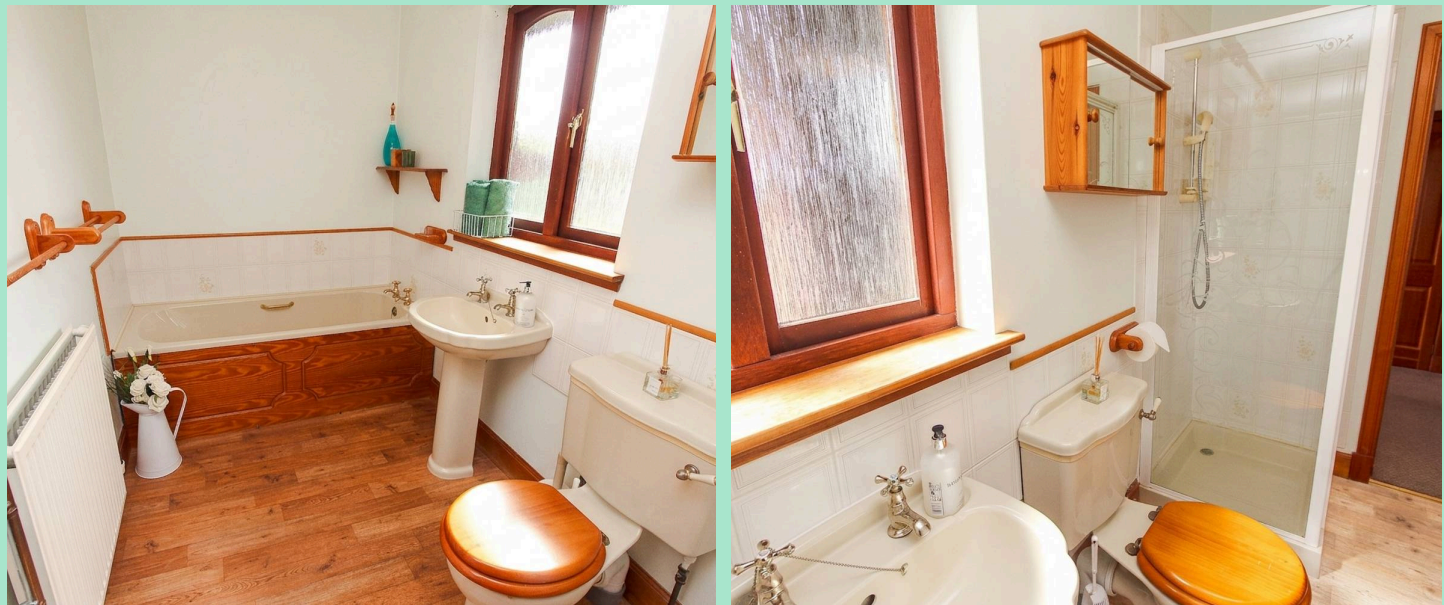
The property is set amidst its own easily maintained, mature garden ground. The front has been laid out to lawn with gravel and shrub borders, set within a low-level wall. The terraced rear garden is comprised of a paved patio, further lawn and flower/shrub borders. The raised lawn is accessed by steps and benefits from the sun through the day and into the evening. There is a wooden garden shed with an internal light fitted and electric sockets, useful for wired electric equipment when gardening.

## GARAGE

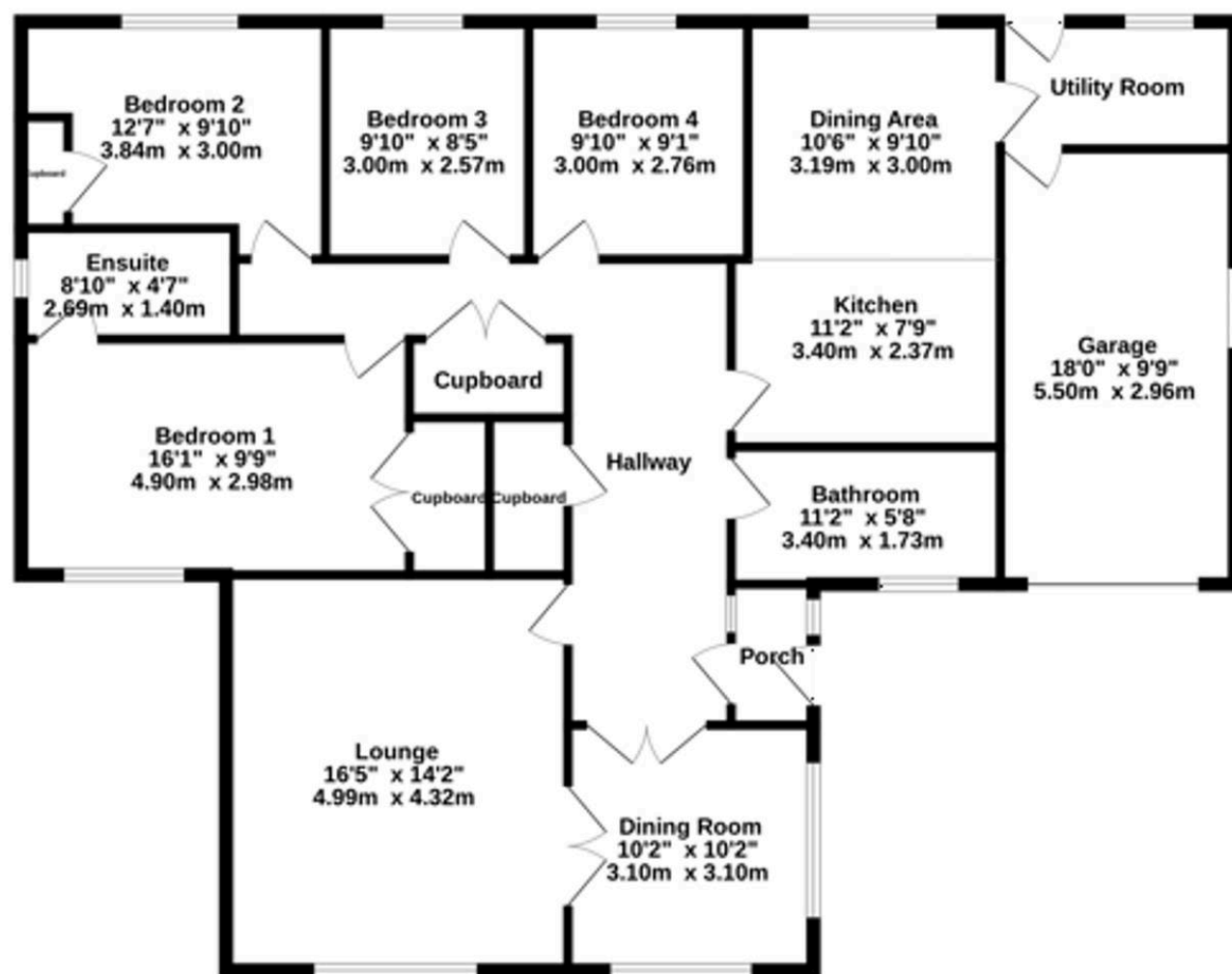
Single Garage

An integral garage with an electric door to the front, power, light and a water supply for a garden hose and further plumbing for an automatic washing machine. There is a workbench with storage cupboards above. A window to the side offers additional natural light. An internal door leads to the utility room.

## DRIVEWAY



Ground Floor  
1558 sq.ft. (144.7 sq.m.) approx.



TOTAL FLOOR AREA : 1558 sq.ft. (144.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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