



## 14 BEECHWOOD PADDOCK

LOANS



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## 14 BEECHWOOD PADDOCK, LOANS

4 | BEDROOMS   3 | BATHROOMS   3 | PUBLIC ROOMS

**A very well presented modern detached villa ideally suited to the family market with westerly facing gardens and detached garage located in a quiet residential cul-de-sac.**

Number 14 is a modern detached villa which enjoys an excellent position with westerly facing gardens within a quiet residential cul-de-sac in the popular village of Loans. The property has been further enhanced with the conversion of the garage to create a fourth bedroom and luxury shower room.

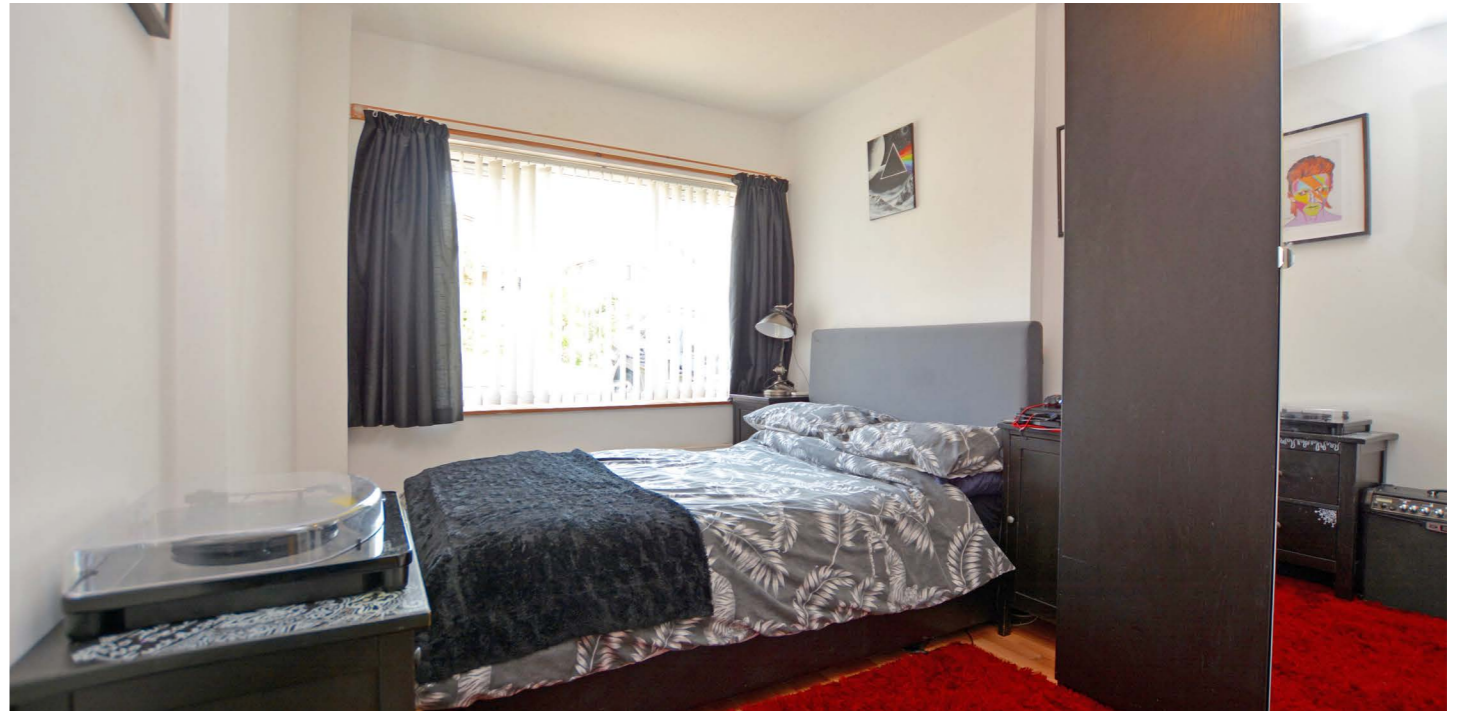
Further features and benefits include a modern fitted kitchen with useful utility cupboard, quality sanitary ware, spacious garden room overlooking the rear garden, fitted wardrobe/cupboard space in the three upstairs bedrooms, neutral decoration, double glazing and gas central heating with a 'Worcester' boiler.

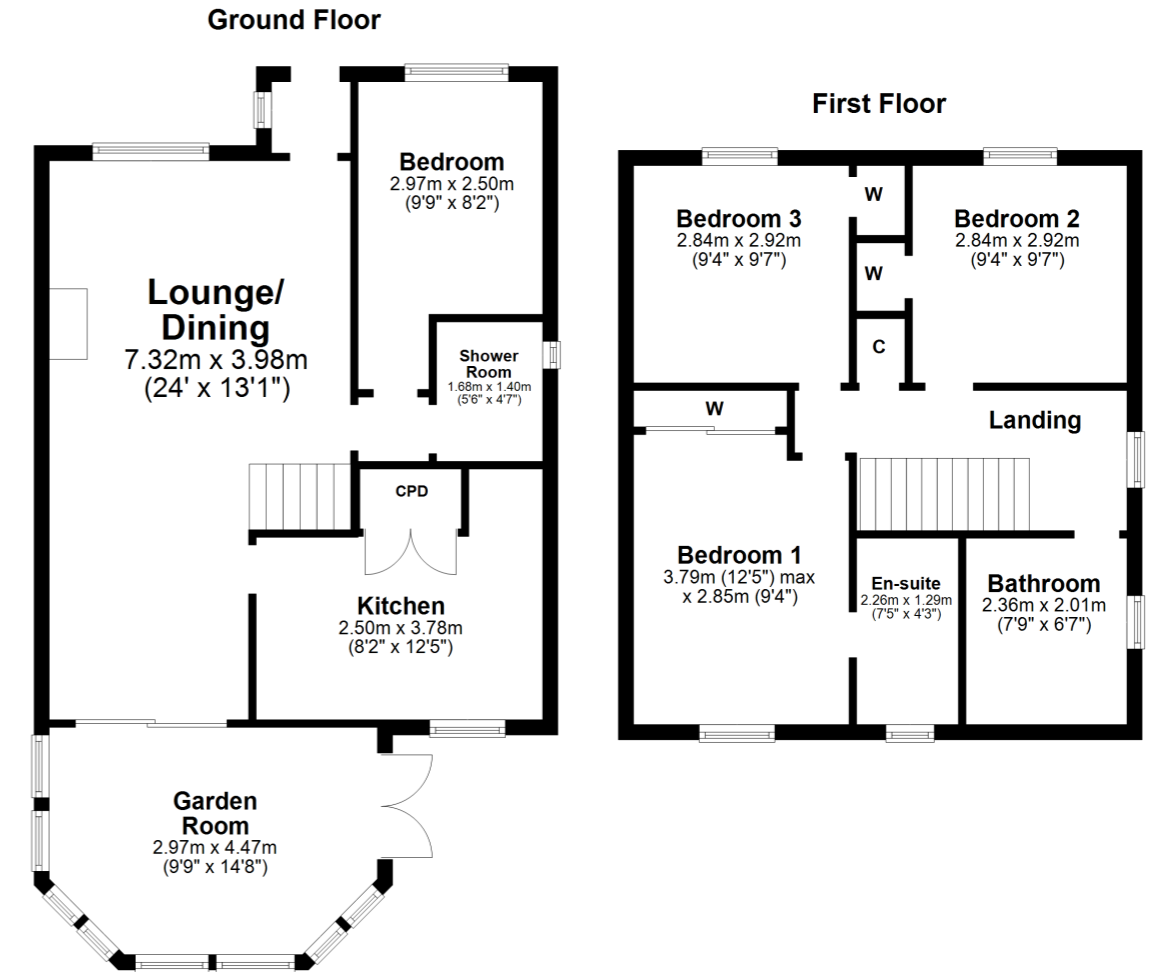
In summary the accommodation extends to an entrance hallway, front facing lounge open to the dining room, garden room, fitted kitchen, bedroom and shower room. Upstairs there are three further bedrooms including a master with three piece en-suite bathroom. Completing the accommodation is a four piece family bathroom.

Externally there are gardens to the front and rear. The front garden is predominantly laid to lawn with shrubbery border and block paved driveway to the side culminating in the detached garage with front roller door. N.b potential purchasers should note the garage has been converted to a room but can easily be re-instated as a garage. The fully enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, trees and patio area. Included in the sale will be the shed and Wendy House.









### Local Area

Beechwood Paddock is a quiet residential cul-de-sac forming part of a modern development of villa and bungalows situated on the edge of the village of Loans just two miles from the centre of Troon. The village of Loans provides a range of local amenities including an excellent primary school while Troon provides a more comprehensive range of amenities including supermarket and retail shopping, transport and recreational facilities.

**TR1420** | Sat Nav: 14 Beechwood Paddock, Loans, KA10 7LX

\* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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