



**4, CLOCHERLEE
PLACE, GREENOCK, PA16 0FW**





Description

This is a rare opportunity to purchase a truly stunning and pristine luxury four bedroom EXECUTIVE DETACHED VILLA which lies within an exclusive cul de sac setting. The stylish interior provides a superb home perfect for modern family living with high quality fittings and finishes throughout. There is an integral double garage with light and power installed which is accessed by a monoblock driveway with space for four cars plus a car charging point.

There is a lawned front garden with paved path to the entrance door. The impressive enclosed landscaped rear garden can be reached by patio doors from either the family room or dining room. Bound by elevated fencing the garden features an extensive decked area with a pergola providing partial cover which is perfect when relaxing and entertaining with friends/family, plus the artificial grass allows for easy maintenance. Spacious timber shed at side of the property. Specification includes: double glazing and gas central heating with Hive control.

The impressive accommodation comprises: welcoming Reception Hallway by double glazed door with side panel, two inbuilt cupboards, plus feature banister . The luxury Plumbed Cloakroom features a two piece suite comprising: semi pedestal wash hand basin and wc. Additional features include: quality partial wall tiling and chrome style heated towel rail. There is a spacious, airy Lounge idea with five light front facing bay window and feature wall panelling.

The rear of the property offers a suite of rooms offering contemporary open plan living which all overlook the rear garden. There is a Family Room with sliding patio doors to the decked garden. The stunning luxury Breakfasting Kitchen benefits from high gloss cream units and solid granite work surfaces. There are a range of "Smeg" quality integral appliances including: 5 ring electric ceramic hob, double oven, microwave and dishwasher. There is also a stainless steel chimney extractor hood.

The Dining Room is on semi open plan to the kitchen with French doors giving direct access to the garden. There is a Utility Room with side door to the garden, white fitted units and marble style work surfaces, plus an inbuilt cupboard. The garage can be reached directly from the utility room by a courtesy door.

Stairs lead to the unusually spacious, bright Upper Landing with three light front facing window, plus hatch to the loft. The Master Bedroom with five light bay window is a generous sized room with Dressing Room. The luxury Ensuite Shower Room features a semi pedestal wash hand basin, wc and double sized shower cubicle. Further benefits include: chrome style heated towel rail and quality partial wall tiling. The 2nd Bedroom with fitted mirrored wardrobe also benefits from a quality Ensuite Shower Room with semi pedestal wash hand basin, wc and double sized shower cubicle with chrome style shower. There is a chrome style heated towel rail and quality partial wall tiling.

There are two further double Bedrooms both including fitted mirrored wardrobes. The luxury family Bathroom with rear window features a three piece suite comprising: semi pedestal wash hand basin, wc and bath with chrome style shower. Further features include: chrome heated towel rail and partial wall tiling.

The village of Inverkip offers a range of amenities including shops, primary school and the Kip Marina. The railway station is within walking distance of the property offering a regular service to Glasgow which is ideal for commuters. Immediate inspection is highly recommended for this superb family home. EPC = B

Measurements

Hallway

Plumbed Cloakroom

Lounge
3.96m x 5.44m (13'0 x 17'10)

Family Room
3.33m x 4.14m (10'11 x 13'7)

Breakfasting Kitchen
3.71m x 3.07m (12'2 x 10'1)

Dining Room
3.51m x 3.35m (11'6 x 11'0)

Utility Room
1.70m x 3.71m (5'7 x 12'2)

Upper Landing

Master Bedroom
4.14m x 4.50m (13'7 x 14'9)

Ensuite Shower Room

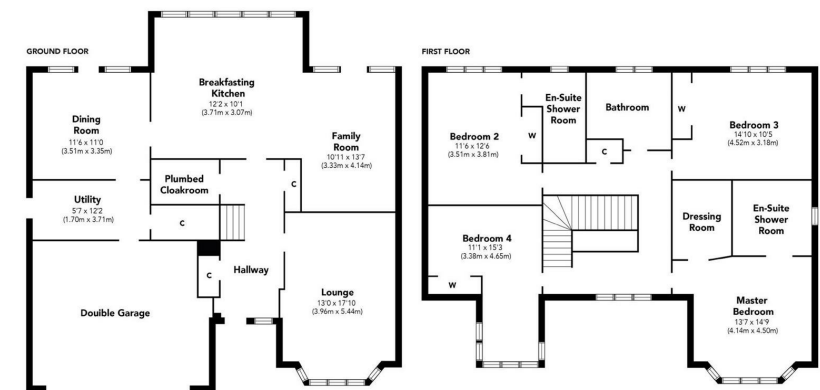
Bedroom 2
3.51m x 3.81m (11'6 x 12'6)

Ensuite Shower Room

Bedroom 3
4.52m x 3.18m (14'10 x 10'5)

Bedroom 4
3.38m x 4.65m (11'1 x 15'3)

Bathroom



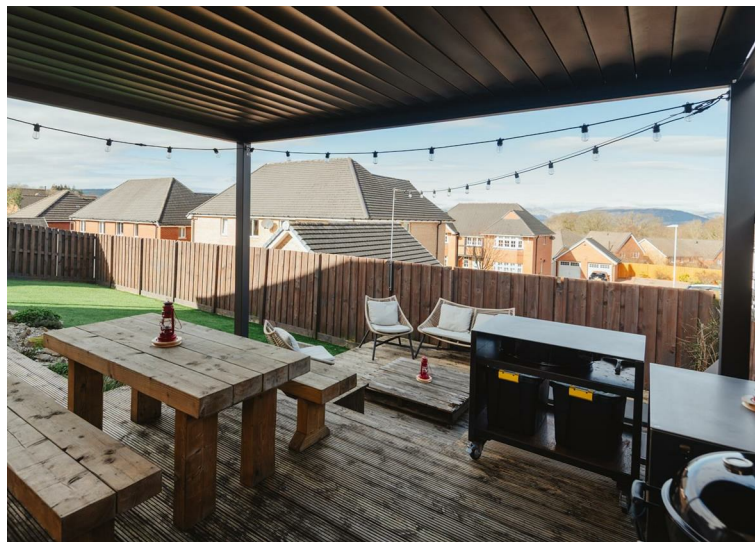
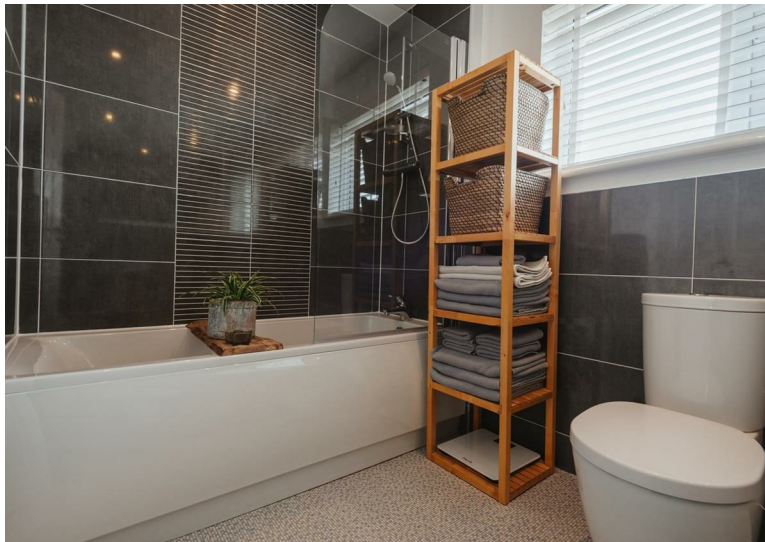
Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd (C)











The
next
step..



To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

House to sell or rent?

Call 01475 888400 to book your free market appraisal.

Require a solicitor?

Ask us to supply a free legal quotation from Neill Clerk & Murray, Solicitors.
www.neillclerkmurray.co.uk

Stay fully up-to-date by following Neill Clerk on:



**60 West Blackhall Street
Greenock
Renfrewshire
PA15 1UY**

t: 01475 888400

e: sales@neillclerk.co.uk

w: www.neillclerk.co.uk



Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

Neither Neill Clerk Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Find all our properties at: [rightmove](https://www.rightmove.co.uk) [Zoopla](https://www.zoopla.co.uk) [onTheMarket.com](https://www.onthemarket.com) [s1homes.com](https://www.s1homes.com)