

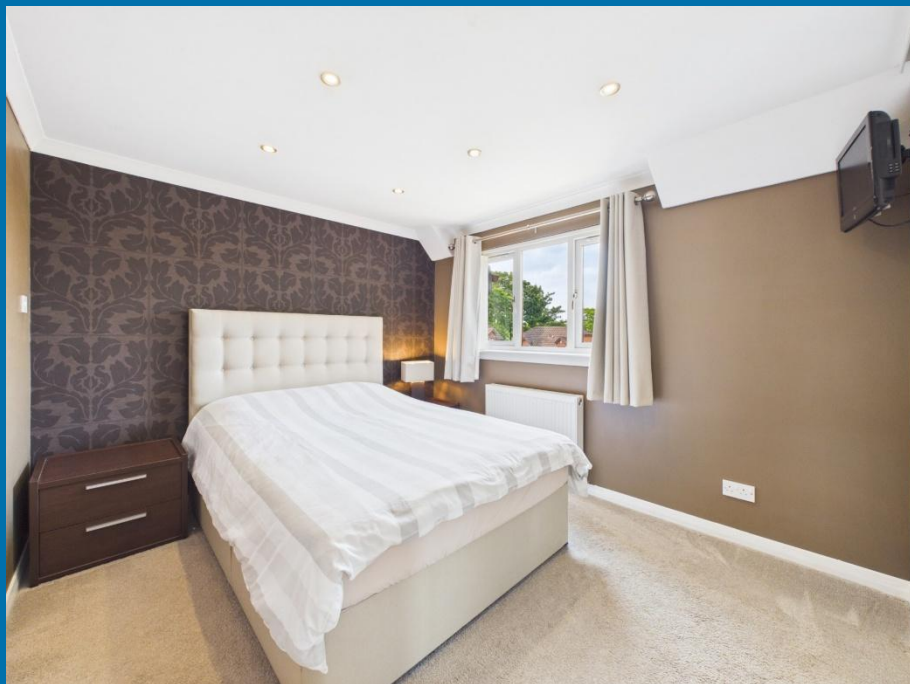


For Sale | 9 Springfield Woods, Johnstone, PA5 8JR Offers Over £295,000



Viewing by appointment only

Phone: 01505 331114 | Email: info@emmersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH



4 Bedrooms | 2 Public Rooms | 2 Bathrooms



This impressive modern detached villa occupies an enviable position within a highly sought after residential cul-de-sac at Springfield Woods, just off Springfield Park. Properties within this exclusive setting are rarely available on the open market. The location is particularly convenient, being within walking distance of Johnstone railway station and the excellent range of amenities available within the town centre.

The property offers well proportioned and thoughtfully arranged accommodation throughout, providing an excellent opportunity for those seeking a modern family home in a desirable location.

The welcoming reception hallway provides access to the principal living accommodation, including a bright and spacious lounge which is open plan to the dining area. This creates an excellent setting for both family living and entertaining, with French doors opening directly onto the rear garden.

A rear hallway provides access to the integral garage, downstairs cloakroom and modern fitted kitchen. The kitchen is finished with contemporary units and coordinating work surfaces, together with a comprehensive range of integrated appliances including a double oven, five-ring gas hob, extractor hood and dishwasher. A further door provides direct access to the rear garden.

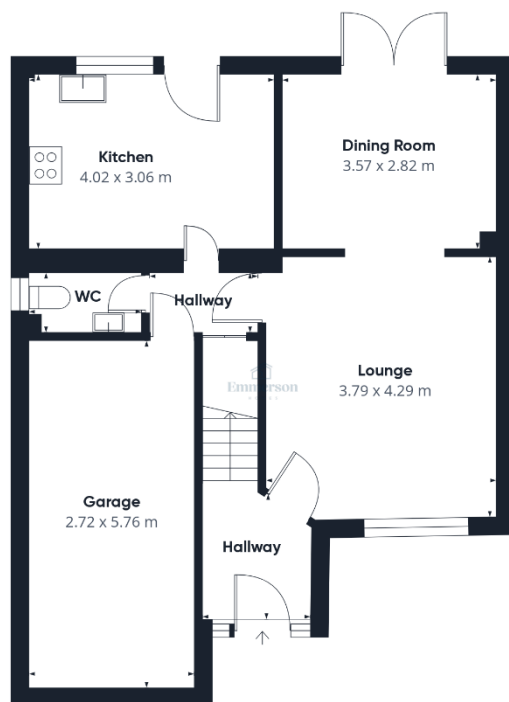
The upper landing provides access to four generously sized bedrooms and the family bathroom. The bathroom is fitted with a modern coordinating suite, vanity unit with sink, wc and separate shower enclosure.

The principal bedroom benefits from recessed fitted wardrobes and a private en-suite shower room, providing excellent additional convenience.

Externally, the property offers easily maintained garden grounds to both the front and rear. The enclosed rear garden is south east facing, offering excellent natural sunlight throughout the day. It features a lawn, established trees and a raised decking area, providing a pleasant space for outdoor seating and entertaining during the summer months.

The driveway provides ample parking and leads to the integral garage. The garage may also offer potential for further development or conversion, subject to the necessary planning consents and building regulations.





Approximate total area⁽¹⁾
117.6 m²

Reduced headroom
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

