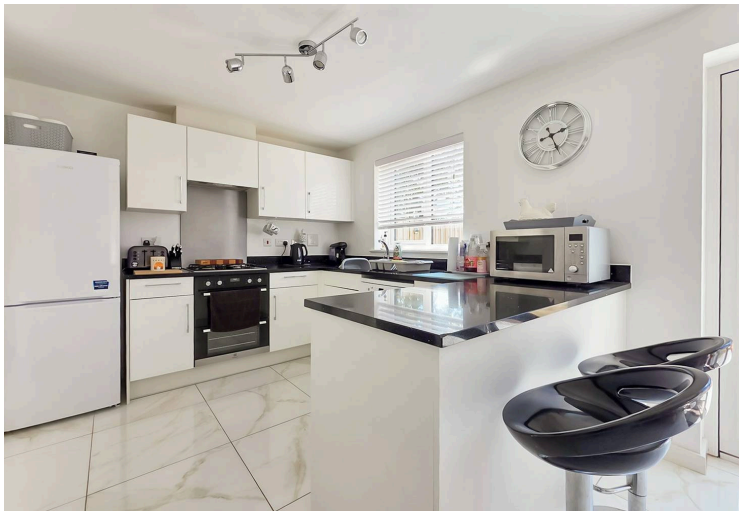






26 Fairhaven Gardens, Wick - BN17 7TQ

£352,500 Freehold

Modern three-bedroom detached home, built in 2021 • Hampton Park development • Impressive 18'1 kitchen/diner with quartz worktops, ideal for family living and entertaining • West-facing rear garden, perfect for enjoying the afternoon and evening sunshine • Generous principal bedroom with ensuite, plus two further well-proportioned bedrooms • Two allocated parking spaces directly to the front

LHB
LYDON HUTTON-BURGWIN
ESTATE AGENTS



Built in 2021 and tucked away within a quiet cul-de-sac on the popular Hampton Park development, this beautifully presented three-bedroom detached home combines modern, practical living with a fantastic west-facing rear garden. The layout has been really well designed for everyday family life. To the front of the home is a generous living room, providing a comfortable space to relax and unwind, while the kitchen/dining room sits across the rear of the property and forms the real heart of the home. Measuring over 18ft in length, the kitchen/diner has plenty of room for a family dining table and is finished with sleek modern units and quartz work surfaces. With the garden directly beyond, it is a great space for entertaining and enjoying time with family and friends, particularly during the summer months with the garden benefiting from the afternoon and evening sun. A separate utility room keeps the practical side of family life away from the main kitchen and also provides useful side access. The ground floor is completed by a convenient cloakroom/WC. Upstairs, the principal bedroom is an excellent size, measuring approximately 13ft x 11ft and benefiting from its own ensuite shower room. There are two further bedrooms, giving plenty of flexibility for children, guests or those needing a dedicated home office, together with the family bathroom.

Outside, the west-facing rear garden is another real feature of the home, offering an enjoyable space for afternoon and evening sunshine. To the front, two allocated parking spaces are positioned directly outside the property. The east/west aspect, tucked-away cul-de-sac position and modern layout make this a particularly appealing home within Hampton Park. Being only around five years old, it offers buyers the opportunity to enjoy a modern detached home without the work and maintenance often associated with an older property.

The estate charge is approximately £360 per annum.

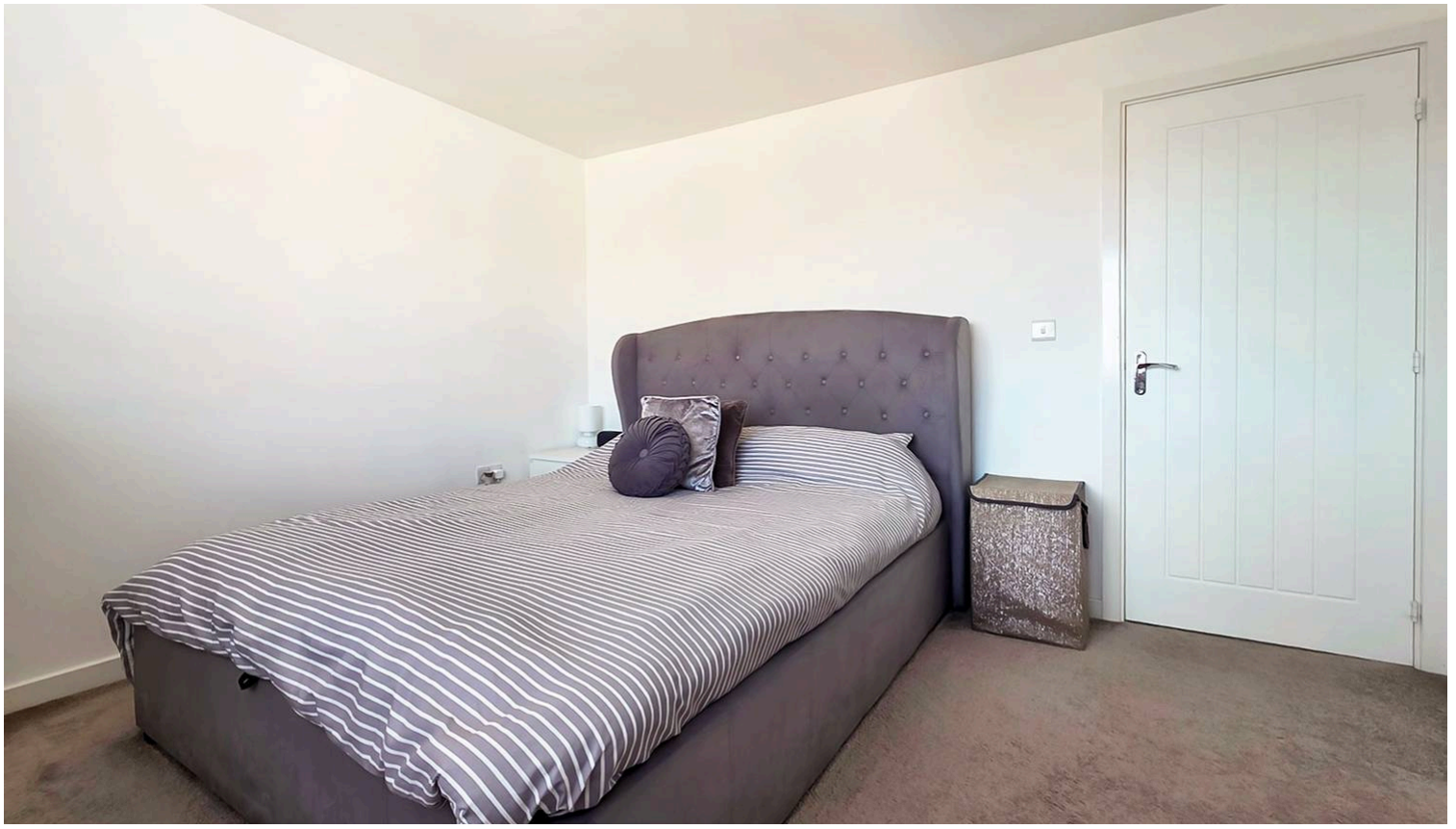












Lounge
13' 0" x 12' 2" (3.96m x 3.71m)
Kitchen
18' 1" x 9' 4" (5.51m x 2.84m)

Utility Room
7' 6" x 5' 4" (2.29m x 1.63m)

Wc

Bedroom 1
13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom 2
9' 7" x 9' 7" (2.92m x 2.92m)

Bedroom 3
9' 6" x 8' 2" (2.90m x 2.49m)

Bathroom
6' 10" x 5' 7" (2.08m x 1.70m)

En-suite
6' 1" x 6' 0" (1.85m x 1.83m)

Council Tax band: D

Tenure: Freehold

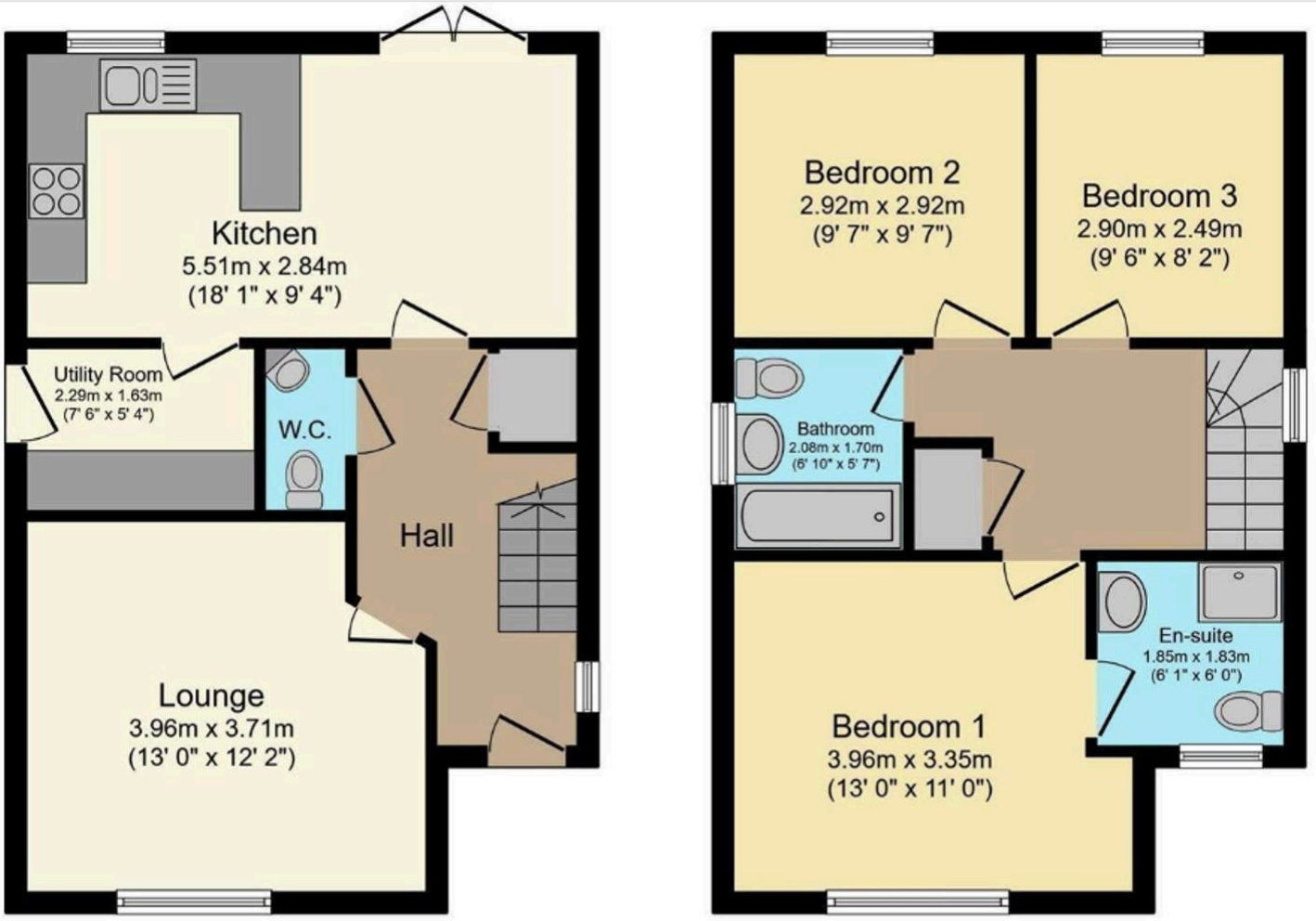
EPC Energy Efficiency Rating: B











Total floor area 87.9 sq.m. (947 sq.ft.) approx

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers and should satisfy themselves that all material information has been independently verified before proceeding. Occasionally we may use AI digital staging and/enhancements internally or to external images.