

53, Wood Avens, Tullibody
Alloa, Clackmannanshire FK10 2XA

Offers Over £263,995

County Estates are delighted to bring to the market this well presented four bedroom detached villa situated within a quiet cul-de-sac area of Tullibody.

This property comprises of: An entrance, inner hallway W.C, spacious open plan living room, conservatory, fitted kitchen, utility room. Located on the upper level are the four bedrooms and the family bathroom. The property further benefits from a fully enclosed rear garden, a paved driveway and garage to the side of the property.

Tullibody provides excellent educational facilities ranging from nurseries to primary and secondary schools. Benefiting from a variety of local shops, a Post Office, health centre, library, sports centre and Business Park, Tullibody is also close to the road network providing easy travelling throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Entrance is via a white UPVC door, with decorative glazing leading to the entrance hallway.

Entrance Hallway

The welcoming entrance hallway is carpeted throughout with a built-in under-stair cupboard. Provides access to the W.C., living room, kitchen, and the staircase to the upper level.

W.C

The fully tiled W.C is fitted with a small vanity sink unit and an opaque window to the side of the property.

Kitchen 9' 3" x 10' 6" (2.82m x 3.20m)
The kitchen has recently been fitted with a good range of stylish dark grey wall and base units with complementary oak-effect worktops and a built-in double oven and gas hob. There is oak-effect laminate flooring throughout and a window overlooking the rear garden. The kitchen is open-plan to the utility room.

Utility Room 8' 8" x 6' 6" (2.64m x 1.98m)
The utility room has additional wall and base units fitted, with space for a washing machine, tumble dryer, dishwasher, and an American-style fridge-freezer. A fully glazed UPVC door leads to the conservatory.

Conservatory 9' 7" x 9' 1" (2.92m x 2.77m)
The conservatory is to the rear of the property, with a tiled floor and French doors leading to the rear of the garden.

Living Room 11' 4" x 29' 4" (3.45m x 8.93m)
The bright and spacious living room is fitted with windows overlooking the front and the rear of the property and carpeted flooring throughout. It features an electric fire with a cream marble fireplace. There is ample room for a dining table and chairs.

Upper hallway

The carpeted upper hallway provides access to all upper accommodation and the loft. A built-in storage cupboard houses the boiler.

Bedroom Two 8' 8" x 12' 4" (2.64m x 3.76m)
The second double bedroom overlooks the front of the property, with carpeted flooring throughout and a built-in wardrobe. There is ample room for free-standing furniture.













Bedroom Four 8' 4" x 10' 1" (2.54m x 3.07m)
The fourth bedroom overlooks the rear of the property, with carpeted flooring throughout and a built-in double wardrobe.

Family Bathroom 6' 11" x 6' 7" (2.11m x 2.01m)
The family bathroom is fully tiled with a white three-piece suite, including a jacuzzi bath and separate corner shower enclosure with a thermostatic shower. An opaque window overlooks the rear of the property.

Principal Bedroom 12' 6" x 12' 5" (3.81m x 3.78m)
The spacious principal bedroom overlooks the front of the property, with carpeted flooring throughout and a built-in double wardrobe with mirrored sliding doors. There is a further built-in double wardrobe for additional storage.

Bedroom Three 8' 0" x 10' 1" (2.44m x 3.07m)
The third bedroom overlooks the rear of the property with carpeted flooring throughout; there is ample room for free-standing furniture.

Gardens & Parking

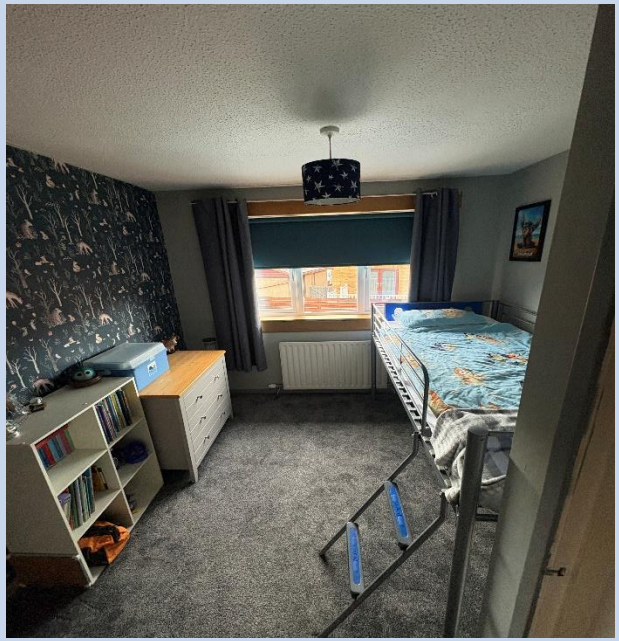
The front garden is mainly laid to lawn with garden borders, plants, and shrubs. A paved driveway to the side provides off-street parking for one to two vehicles and leads to the garage. The fully enclosed rear garden is mainly laid to lawn with a raised paved seating area.

Heating & Glazing

The property benefits from gas central heating and double glazing throughout.

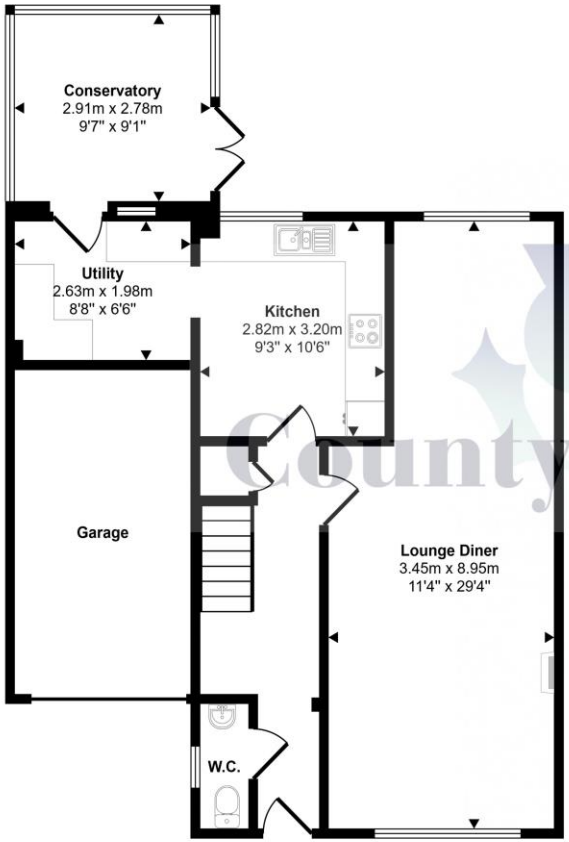
Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtains and curtain poles. Also included is the built-in double oven and gas hob.

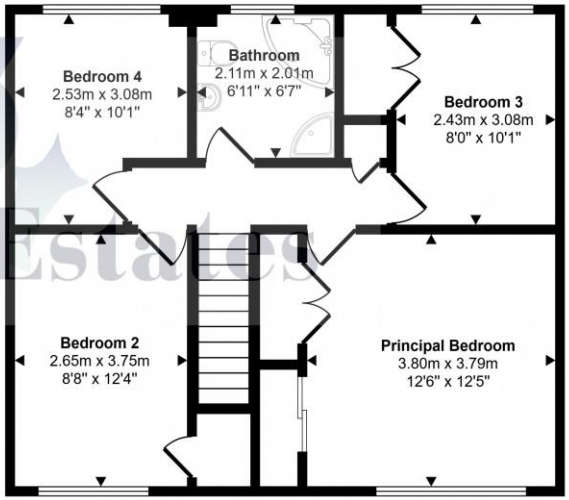




Approx Gross Internal Area
135 sq m / 1452 sq ft



Ground Floor
Approx 77 sq m / 831 sq ft



First Floor
Approx 58 sq m / 621 sq ft

County Estates

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

County Estates (Scotland) Ltd Office
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR
admin@county-estates.net
www.county-estates.net