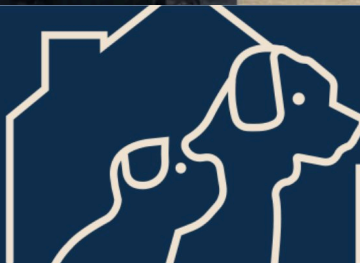




OXFORD FAMILY ESTATES
Property Sales and Services



Wood Road, Alford

£240,000

3 1 3



Take a look at this spacious and modernly finished 3 bedroom semi-detached family home, in the historic market town of Alford, brought to you by Oxford Family Estates. The property ticks a lot of boxes and more, with a semi-open plan kitchen & dining area, a utility with a downstairs toilet and a large conservatory over looking the garden. There is a lounge and separate study/snug with log burner fitted, providing a flexible space to use for relaxing, working or crafting. With a large drive and parking for plenty of vehicles, single garage, patio and raised decking with a summerhouse, there's no shortage of outdoor space to enjoy in the summer. The property sits in a quiet cul-de-sac a short walk to the town centre, with everything you need nearby including convenience stores, doctors, dentists, schools etc.

Entrance Hallway 3.21m x 1.83m (10'6" x 6'0")

Lounge 4.25m max x 3.80m (13'11" x 12'5")

Dining room 4.20m x 1.84m. (13'9" x 6'0")

Kitchen 3.70m max 3.68m max (12'1" x 12'0")

Utility 2.45m x 2.14m (8'0" x 7'0")

Study 3.81m x 3.21m (12'6" x 10'6")

Conservatory 6.33m x 3.03m (20'9" x 9'11")

Master Bedroom 3.65m x 3.73m (11'11" x 12'2")

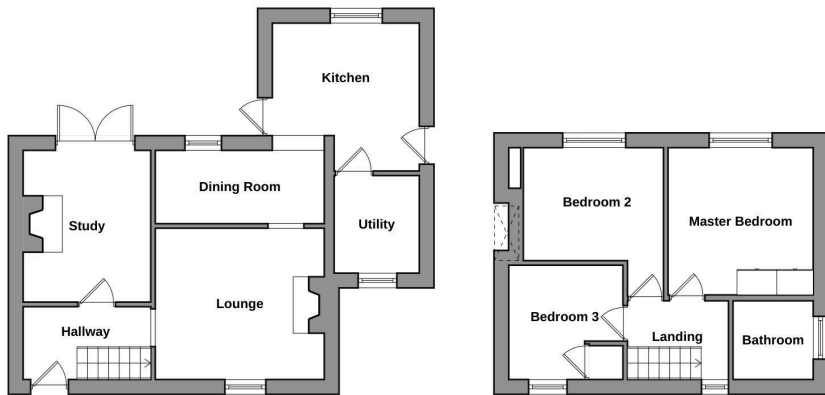
Bedroom 2 3.52m x 2.80m (11'6" x 9'2" square)

Bedroom 3 2.87m max x 2.87m max. (9'4" max x 9'4" max)

Bathroom 2.03m x 1.92m (6'7" x 6'3")

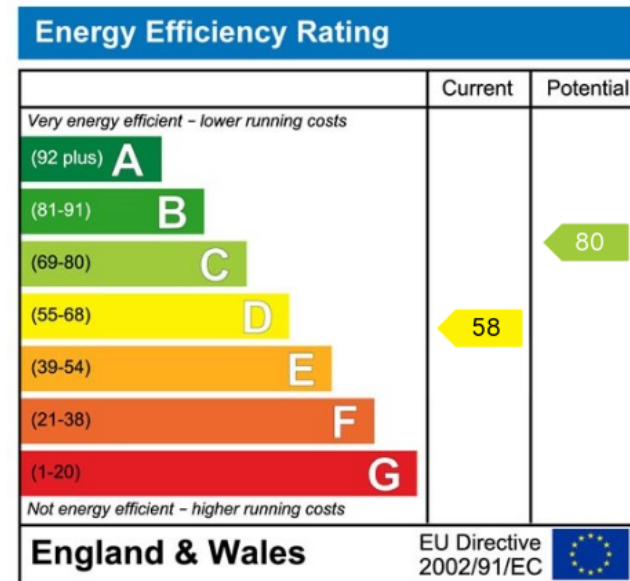
Outside The block paved and concrete drive provides parking for multiple vehicles with gates to the side of the property leading down to the single garage. The garage has an up and over door, power and lighting with a side door for access. There is a side door to the property leading into the kitchen close to the utility. The L shape lawned rear garden has a patio area in front of the conservatory.





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

- 3 Bedroom Semi Detached House
- Lounge & separate dining area
- Study/snug with log burner fitted
- large conservatory
- Modernly finished throughout
- Utility with downstairs toilet
- Summerhouse & Patio
- Single Garage & large Drive
- Quiet Cul-de-sac
- Tax Band A, EPC rating D



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