



36, Hodgson Crescent,
Alva, FK12 5FA

OFFERS OVER £243,000

County Estates are delighted to bring to the market 36 Hodgson Crescent, Alva.

This modern three bed detached family home was built by Allanwater Homes in 2021 and offers spacious living accommodation over two levels comprising of; a welcoming entrance hallway, w.c, spacious lounge with patio doors leading to the rear garden and a large dining kitchen. On the upper level there are three double bedrooms (principal with en-suite shower room), a walk in storage cupboard and a family bathroom. The property benefits from a monoblocked driveway leading to a single garage and a fully enclosed garden to the rear.

Alva is a village nestled at the foot of the Ochil Hills. Providing plenty of local amenities including a post office, bank, a variety of local shops and health centre. Leisure facilities include parks, Alva Golf Course and the Mill Trail Visitors Centre. There is a full range of educational facilities ranging from nurseries to primary and secondary schools. Alva is also close to the road network providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

Entrance

Access to the property is via a white UPVC door with glazed panels leading to:

Entrance Vestibule

The welcoming entrance vestibule provides tiled flooring and gives access to the w.c, lounge, breakfasting kitchen and staircase to upper level.

Lounge

 14' 9" x 12' 5" (4.49m x 3.78m)

The bright, spacious lounge provides laminate flooring, a built in storage cupboard, French doors leading to the rear garden and gives access to the kitchen.

Dining Kitchen

 12' 5" x 11' 8" (3.78m x 3.55m)

The generously sized dining kitchen is fully fitted with a range of white wall and base units, complimentary worktops, tiles and flooring. There is an integrated electric oven, induction hob with extractor fan above, washer/drier and dishwasher. There is also space for a freestanding appliance. The kitchen further benefits from a large window overlooking the rear garden and provides ample space for a dining table.

W.C

 6' 8" x 3' 4" (2.03m x 1.02m)

Downstairs w.c with wash hand basin, w.c and obscure window to the front of the property.

Upper Hallway

Carpeted upper hallway with a large walk in storage cupboard, access to all upper accommodation and loft.

Principal Bedroom 15' 2" x 11' 9" (4.62m x 3.58m)
Generously sized principal bedroom overlooking the rear of the property with carpeted flooring, two built-in double wardrobes and benefitting from an en-suite shower room.

En-suite

 5' 6" x 6' 6" (1.68m x 1.98m)

En-suite shower room with w.c, wash hand basin and separate shower enclosure with rainfall shower and an opaque window to the side.

Bedroom 2

 10' 6" x 8' 11" (3.20m x 2.72m)

Bedroom two is a good sized double with a window overlooking the rear of the property and a built in double wardrobe.

Bedroom 3

 11' 10" x 9' 10" (3.60m x 2.99m)

Bedroom three is currently being used as a gaming room. It provides carpeted flooring, a good sized built in double wardrobe and a Juliet balcony overlooking the front of the property.





Family Bathroom

8' 9" x 6' 6" (2.66m x 1.98m)

The modern family bathroom has been partially tiled and provides a white three piece suite a separate shower cubicle with electric shower. There are two opaque windows overlooking the front of the property

Driveway & Garage

Monoblocked driveway to the front of the property provides off-street parking for 2 vehicles and leads to the single garage with power and lighting. The garage can also be accessed via a side door.

Gardens

The front garden has a laid to lawn area and a paved patio to the side gives access to the rear garden. To the rear is a fully enclosed low maintenance garden with a paved patio and artificial grass.

Included Extras

Included in the sale of the property are all carpets, floor coverings and light fitments. Built in electric oven, induction hob and extractor fan above. Integrated washer/drier and dishwasher. Built-in wire connection Ethernet cable from router downstairs to main bedroom and bedroom 3.





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