



26, Hodgson Crescent,
Alva, Clackmannanshire FK12 5FA

Offers Over £247,000

County Estates are delighted to bring to the market 26 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 and a large dining kitchen. On the upper level there are three good size double bedrooms (principal with en-suite shower room), a walk in storage cupboard and a family bathroom. The property benefits from a mono-blocked 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 composite door with opaque glazed panels, leading to:

Entrance Hallway

 6' 7" x 5' 2" (2.01m x 1.57m)

The welcoming entrance hallway has laminate flooring and gives access to the w.c, lounge and staircase to the upper level.

W.C

 7' 0" x 3' 8" (2.13m x 1.12m)

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

Lounge

 15' 2" x 12' 10" (4.62m x 3.91m)

The bright, spacious lounge overlooks the rear of the property with carpeted flooring, a built in storage cupboard and gives access to the kitchen.

Dining Kitchen

12' 10" x 12' 1" (3.91m x 3.68m)

The generously sized dining kitchen is fully fitted with a range of white wall and base units, complimentary worktops and flooring. There is an integrated electric oven, induction hob with extractor fan above and space for a washing machine, fridge/freezer and dishwasher. The kitchen further benefits from French doors leading directly to the rear garden and provides ample space for a dining table.

Upper Hallway

Carpeted upper hallway with opaque window to the front, a large walk in storage cupboard and gives access to all upper accommodation and loft.

Principal Bedroom

 12' 1" x 10' 10" (3.68m x 3.30m)

Good sized principal bedroom overlooking the rear of the property with lovely views towards the Ochil Hills. Carpeted flooring, two built-in double wardrobes and benefitting from an en-suite shower room.





En-suite 6' 11" x 5' 11" (2.11m x 1.80m)

Modern en-suite shower room which is partially tiled with w.c, wash hand basin and separate shower enclosure with thermostatic shower and an opaque window to the side.

Bedroom 2 10' 11" x 9' 4" (3.32m x 2.84m)

Second double bedroom which is currently being used as an office with a built in double wardrobe, carpeted flooring and a Juliet balcony overlooking the front of the property.

Bedroom 3 10' 10" x 9' 10" (3.30m x 2.99m)

Third double bedroom is a good size with carpeted flooring, a window overlooking the rear of the property and a built in double wardrobe.

Family Bathroom 9' 2" x 6' 11" (2.79m x 2.11m)

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

Gardens

The front garden is laid to lawn with garden borders and a paved pathway to the side gives access to the rear garden. The rear garden is fully enclosed and mainly laid to lawn with paved patio seating areas.

Driveway & Garage

Mono- blocked 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 sellers do have Architectural Drawings and an approved Building Warrant to convert the garage which they are happy to provide.



Included Extras

Included in the sale of the property are all carpets, floor coverings, light fittings, curtain poles, curtains and blinds. Built in electric oven, induction hob and extractor fan above. Also included is the metal garden shed and small outdoor storage unit.

Negotiable Extras

The negotiable extras in the property are the washing machine and dishwasher in the kitchen.

Home Report

To view the home report for this property contact our office - admin@county-estates.net



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