



8, Inglewood Gardens,
Alloa, Clackmannanshire FK10 2JB

OFFERS OVER £460,000

County Estates are delighted to bring to the market this individually designed five bed detached villa ideally located in an exclusive residential area of Alloa, Inglewood Gardens.

This beautiful extensive family home has been neutrally decorated throughout and provides flexible living accommodation formed over two levels comprising of; a welcoming entrance hallway, breakfasting kitchen with separate utility room, lounge, dining room, study, sunroom, wc, five bedrooms, two with en-suite and a family bathroom. The property further benefits from a large double garage, private driveway for four vehicles and a fully enclosed garden to the rear.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Providing plenty of local amenities including banks, supermarkets and a variety of High Street shops. There are a wide selection of leisure facilities such as the West End Park, sports centres, library, a local football stadium and Town Hall, which hosts regular shows. Alloa also provides excellent educational facilities ranging from nurseries to primary and secondary schools and also Forth Valley College. Closely linked to the road and rail networks, Alloa provides easy access throughout the Central Belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.



Entrance

Access to the property via a brown UPVC door with decorative glazing panels.

Entrance Hallway

The impressive welcoming hallway provides a feature central staircase with laminate flooring flowing throughout. Off the hallway is a wc, large storage cupboard, dining room, study, lounge, breakfasting kitchen with utility room and sun room to the rear.

Lounge

13' 8" x 10' 6" (4.16m x 3.20m)

The spacious lounge is located to the rear of the property and provides a beautiful feature electric fireplace with wooden surround and a large window overlooking the garden.

Kitchen

20' 10" x 13' 7" (6.35m x 4.14m)

The generously sized kitchen has been fitted with a good range of wall and base units, an island which provides extra counter and storage space, complimentary worktops, tiles and laminate flooring. There is an integrated electric double oven, four burner gas hob, fridge and dishwasher. There is also space for an integrated freezer. The kitchen further benefits from a breakfast bar with space for four seats, a walk in pantry cupboard with additional under-stair storage, ceiling spotlights, a large window overlooking the rear and a separate utility room. The sunroom can be accessed via internal french doors from the kitchen.



Utility Room

7' 10" x 5' 1" (2.39m x 1.55m)

The utility room provides additional wall and base units, a sink and space for under-counter appliances. The utility room gives access to the garage via an internal door.

Sunroom

10' 2" x 10' 1" (3.10m x 3.07m)

The sunroom to the rear of the property provides delightful views over the rear garden with dual aspect windows and patio doors leading out to a paved patio area.

Dining Room

11' 3" x 9' 8" (3.43m x 2.94m)

The dining room provides ample space for a large family dining table as well as additional furniture. There is a large bay window looking over the front of the property.

Study

11' 2" x 9' 8" (3.40m x 2.94m)

The spacious study on the lower level provides a bay window overlooking the front garden making the perfect home office.

W.C

5' 7" x 3' 5" (1.70m x 1.04m)

The w.c provides a toilet and wash hand basin with an opaque window to the front of the property.

Upper Hallway

The upper hallway provides a storage cupboard and access to all upper accommodation.





Principal Bedroom 13' 8" x 11' 3" (4.16m x 3.43m)
The spacious principal bedroom provides carpeted flooring, a walk-in dressing room, a large double glazed window overlooking the front of the property and an en-suite bathroom.

Principal En-Suite 7' 9" x 6' 8" (2.36m x 2.03m)
The principal en-suite has been partially tiled and provides a bath, shower enclosure with double shower, sink with vanity unit, wc and a chrome heated towel rail.

Bedroom Two 12' 3" x 10' 9" (3.73m x 3.27m)
Bedroom two is a good sized double bedroom with carpeted flooring, double fitted wardrobes, ample space for freestanding furniture and a window overlooking the rear garden. There is also an en-suite shower room.

Bedroom Two En-Suite 8' 1" x 4' 0" (2.46m x 1.22m)
The en-suite shower room provides tiled flooring, a fully tiled shower enclosure, wc, sink and an opaque window to the rear.

Bedroom Three 11' 3" x 9' 7" (3.43m x 2.92m)
Bedroom three is another good sized double bedroom with carpeted flooring, double fitted wardrobes, ample space for freestanding furniture and a window overlooking the front of the property.

Bedroom Four 9' 7" x 8' 5" (2.92m x 2.56m)
Bedroom four to the rear provides carpeted flooring, double fitted wardrobes, ample space for freestanding furniture and a window overlooking the rear of the property.

Bedroom Five 10' 9" x 7' 1" (3.27m x 2.16m)
Bedroom five is currently being used as a study however, it is the perfect space for a single bedroom or dressing room.

Family Bathroom 7' 10" x 6' 7" (2.39m x 2.01m)
The family bathroom has been partially tiled and provides a bath, separate shower cubicle, toilet and sink with vanity unit and an opaque window overlooking the front of the property.

Garage & Driveway

The property benefits from a generously sized monoblocked driveway suitable for four vehicles providing private, off-street parking leading to the large double garage with electric roller door, power, lighting and boiler. The garden can be accessed via a door to the rear.

Gardens

The property is situated in a generously sized plot with a lawn, trees and shrubs and a paved pathway leading to the front entrance door. There is a side gate to access the rear. To the rear is a fully enclosed and private tiered garden providing a large patio area and lawn with a paved path leading to the side of the property with an additional lawn used as a drying green.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtain poles/rails and all light fittings. The gas hob, electric double oven, integrated dishwasher and fridge in the kitchen.



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