



3, Oberon,  
Alloa, Clackmannanshire FK10 2UH

Offers Over £350,000

County Estates are delighted to bring to the market this immaculate modern extended four bedroom detached villa ideally situated close to all local amenities within the town of Alloa.

The property comprises of; an entrance vestibule, downstairs w.c, open plan lounge/dining room, fitted kitchen, extensive sun room and tv room. Four double bedrooms, two en-suites, office and family bathroom. The property benefits from a driveway that can accommodate three/four vehicles, fully enclosed rear garden, double garage and wooden garden sun room.

Alloa is a commuter town nestled between the Ochil Hills and the River Forth providing plenty of local amenities including a Post Office, banks, supermarkets, a variety of High Street shops and a health centre. 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

Entrance via a part glazed decorative UPVC door.

**Vestibule** 6' 5" x 3' 5" (1.95m x 1.04m)

Welcoming vestibule with laminate flooring leading to the downstairs W.C and lounge/dining area.

**Downstairs W.C** 3' 11" x 2' 8" (1.19m x 0.81m)

Two piece downstairs W.C with part marble effect wet wall panelling, various bathroom accessories and an opaque window to the front of the property.

**Lounge/Diner** 23' 3" x 13' 7" (7.08m x 4.14m)

Bright open planned lounge/dining room with oak hardwood flooring throughout, double glazed window to the front and French doors in the dining area leading to the conservatory. Stainless steel electric fire with a Marble surround backing and hearth. Ceiling spotlights throughout.

**Sun Room** 22' 1" x 11' 8" (6.73m x 3.55m)

Extensive conservatory with hardwood windows and French doors overlooking the rear garden, double radiators and ceiling spotlights.

### Kitchen

12' 3" x 11' 8" (3.73m x 3.55m)

Modern fully fitted kitchen with dark grey wall and base units, white speckled worktop's and a green acrylic splash back. Gas hob, stainless steel overhead extractor hood and a built in electric oven. Integrated washing machine, dishwasher and a free standing fridge freezer. White part glazed UPVC external door leading to the side garden. Ceiling spotlights throughout.

**TV Room/Fifth Bedroom** 16' 8" x 7' 9" (5.08m x 2.36m)

Converted garage now being utilised as a family T.V room has laminate flooring throughout, double aspect windows to the front and side of the property, double radiator and a standard light fitment. Could easily be utilised as the fifth bedroom.

**Principal Bedroom** 15' 0" x 14' 6" (4.57m x 4.42m)

Fully carpeted principal bedroom part of the extension has a double glazed window overlooking the rear of the property, triple built in wardrobes with hanging rails and shelving and ample room for free standing furniture. Ceiling spotlights throughout.





**Principal Bedroom En-Suite** 7' 10" x 7' 9" (2.39m x 2.36m)

Fully tiled marble principal en-suite with a fully enclosed corner shower cubicle, rainfall over head shower off the gas mains, separate W.C and a his & hers vanity sink. Various bathroom accessories and an opaque window to the front of the property. Ceiling spotlights throughout.

**Office** 7' 0" x 6' 11" (2.13m x 2.11m)

Currently being utilised as an office but could easily be used as a dressing room with a double-glazed window overlooking the front of the property. Ceiling spotlights throughout.

**Bedroom Two** 10' 8" x 9' 9" (3.25m x 2.97m)

Fully carpeted bedroom two with a double-glazed window overlooking the rear of the property, double built in wardrobe's with hanging rails and shelving. Ceiling spotlights throughout.

**En-Suite** 7' 7" x 4' 11" (2.31m x 1.50m)

Three-piece En-Suite shower room with a fully enclosed shower cubical with showerhead off the gas mains, separate W.C and wash hand basin. Various bathroom accessories, opaque window to the rear and a wall mounted radiator.

**Bedroom Three** 10' 9" x 8' 1" (3.27m x 2.46m)

Fully carpeted bedroom three with a double-glazed window overlooking the front of the property and double built in wardrobes with hanging rails and shelving.

**Bedroom Four** 8' 10" x 8' 5" (2.69m x 2.56m)

Bedroom four provides laminate flooring with a double glazed window overlooking the front of the property and double built in wardrobes with hanging rails and shelving. Triple ceiling spotlights throughout.



## Family Bathroom 8' 1" x 7' 4" (2.46m x 2.23m)

Fully tiled three-piece family bathroom suite with a separate bath, wash hand basin and W.C, various bathroom accessories, opaque window the side of the property and wall mounted heated towel rail.

## Garden Room

Wooden garden shed with power and lighting currently being used as a garden room.

## Garden

Fully enclosed rear garden with a laid to lawn area, mature shrubs and trees and various seating areas.

## Garage

Extensive double garage with electric doors and a double glazed window overlooking the rear garden.

## Triple Driveway

Property benefits from a mono-bloc driveway with room to accommodate three/four vehicles

## Included Extras

Included in the sale of the property are all carpets and floor coverings, light fittings, curtain poles, various curtains, blinds and bathroom accessories. Built-in double oven gas hob with extractor fan above, washing machine and dishwasher, garden room.

## Heating & Glazing

The property benefits from gas central heating system throughout and double glazing which has recently been installed.

