



69, Woodside Road, Tullibody
Tullibody , Clackmannanshire FK10 2QW

Offers Over £223,500

County Estates are pleased to welcome to the market this fantastic semi-detached family home ideally situated in a quiet cul-de-sac within a popular residential area of Tullibody.

This deceptively spacious property provides flexible family living formed over two levels comprising of; an entrance vestibule, a spacious welcoming hallway, an open plan kitchen diner, utility room, w.c, lounge and a bedroom on the lower level with en-suite shower room. The upper level provides three further bedrooms and a family shower room. The property further benefits from a private driveway and gardens to the front and rear.

Tullibody provides excellent educational facilities ranging from nurseries to primary and secondary schools. Benefiting from a variety of local shops, a Post Office, health centre, library, sports centre and Business Park, Tullibody is also close to the road network providing easy travelling 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 grey composite door with decorative glazed panels leading to the entrance vestibule. A glazed panel door then gives access to the hallway.

Entrance Hallway

The entrance hallway with laminate flooring provides an alcove with shelving, a cupboard housing the electrics and gives access on to all accommodation.

Open Plan Kitchen Diner

18' 3" x 11' 4" (5.56m x 3.45m)

The generously sized kitchen diner is undoubtedly the focal point of this family home. It has been fully fitted with a range of white high gloss wall and base units, complimentary worktops and laminate flooring. There is also a stylish kitchen breakfast island which provides extra counter and storage space with bar seating. There is a Kenwood range cooker with five gas burner hob and space for an under-counter dishwasher. The kitchen further benefits from space for a dining table with French doors leading out to the rear garden and a separate utility room. The kitchen then flows through to the lounge.

Utility Room

8' 3" x 7' 9" (2.51m x 2.36m)

The utility room provides a sink and space for both freestanding and under-counter appliances. The utility room gives access to the w.c and the rear garden.

W.C

The downstairs cloakroom provides a wash hand basin with vanity unit and a w.c.

Lounge

13' 7" x 11' 3" (4.14m x 3.43m)

The spacious front facing lounge provides laminate flooring and a large, double-glazed window allowing ample natural light.

Bedroom 4/Family Room

16' 7" x 7' 7" (5.05m x 2.31m)

The spacious bedroom on the lower level is currently being used as a family room, however, provides ample space for a double bed and additional furniture. There is a large, double-glazed window overlooking the front of the property and further benefits from an en-suite shower room.





En-Suite Shower Room

7' 7" x 4' 10" (2.31m x 1.47m)

The modern en-suite has been fully fitted with wet wall panelling and provides a rainfall shower, sink, w.c and heated chrome towel rail.

Upper Hallway

The upper hallway provides carpeted flooring and gives access to the bedrooms, bathroom and loft which provides a ladder and has been partially floored.

Principal Bedroom

14' 1" x 9' 9" (4.29m x 2.97m)

The principal bedroom provides solid wood flooring, two double fitted wardrobes, space for additional freestanding furniture and a double-glazed window overlooking the front of the property.

Bedroom Two

9' 2" x 8' 10" (2.79m x 2.69m)

Bedroom two is a good-sized double room with laminate flooring, a single fitted storage cupboard and a double-glazed window overlooking the rear.

Bedroom Three

9' 3" x 7' 11" (2.82m x 2.41m)

Bedroom three provides solid wood flooring, space for freestanding furniture and a double-glazed window overlooking the front of the property.

Shower Room

8' 5" x 5' 10" (2.56m x 1.78m)

The family shower room provides a corner shower cubicle, sink with vanity drawers and a w.c. There is an opaque window to the rear.



Gardens & Driveway

The front garden provides a low maintenance stone chip area and a large monoblocked driveway which leads to the main entrance of the property and the rear garden through a side gate. To the rear, is a generously sized fully enclosed tiered garden. There are also two large sheds for storage.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains and curtain poles. The range cooker and fridge freezer from the shed (No guarantees or warranties on appliances). The bistro chairs, dining table and chairs, radiator covers and Google nest for heating. The sheds in the rear garden.

Heating & Glazing

This property benefits from a gas central heating system and is double glazed throughout.

Home Report

To view this home report please email us on:
admin@county-estates.net

