



17, Delph Road, Tullibody
Clackmannanshire FK10 2RH

Offers Over £315,000

County Estates proudly presents this stunning, extended link-detached cottage in Tullibody, offering spacious, versatile living over two levels with high-standard decor and move-in readiness. The ground floor features an inviting hallway, family sitting room, large lounge, a fabulous kitchen/diner, an office, utility room, W.C., and a principal bedroom with en-suite. Upstairs, there are two additional bedrooms, a versatile sitting room/fourth bedroom, and a family bathroom. The property also benefits from a beautiful secluded rear garden with a summerhouse and a side driveway, making it an ideal family home.

Tullibody provides excellent educational facilities ranging from nurseries to primary and secondary schools. Benefitting 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

Entry is gained through a stylish wood effect composite door with decorative glazing panels, leading to:

Entrance Hallway

The inviting entrance hallway features elegant light oak effect herringbone flooring and a front-facing window that fills the space with natural light. It provides access to the snug/family sitting room, the spacious dining room, the principal bedroom, and the staircase leading to the upper level, creating a welcoming and functional flow throughout the home.

Snug/Family Sitting Room

12' 7" x 10' 4" (3.83m x 3.15m)

The Moody Snug provides a warm, inviting space featuring carpeted flooring, a built-in alcove with integrated storage and shelving, and space to accommodate an electric fire, making it an ideal cosy retreat.

Lounge

20' 6" x 12' 7" (6.24m x 3.83m)

The lounge's bright, spacious design, complemented by carpeted flooring and elegant French doors with side windows, creates an inviting atmosphere and seamless

indoor-outdoor connection to the rear garden, while providing easy access to the snug.

Dining Room

11' 10" x 17' 7" (3.60m x 5.36m)

The open-plan dining area connects to the kitchen, featuring stylish herringbone flooring, under-window storage, and a striking exposed stone wall that adds character. An opaque front window provides privacy while allowing natural light to fill the space, which comfortably accommodates a dining table and chairs and offers direct access to both the office and lounge.

Kitchen

17' 0" x 12' 4" (5.18m x 3.76m)

This stunning fitted kitchen features a selection of white wall and base units, complemented by a central island and solid oak worktops, creating a stylish and functional space. Equipped with a built-in oven, ceramic induction hob, integrated dishwasher and an American-style fridge/freezer, it offers modern conveniences. The vaulted ceiling enhances the sense of spaciousness, while French doors with windows either side open to the rear garden, providing natural light and outdoor access, with additional entry to the office.





Office

11' 9" x 9' 4" (3.58m x 2.84m)

This versatile space is currently being used as an office and provides access to the w.c and the utility area.

Utility Room

6' 8" x 6' 6" (2.03m x 1.98m)

The utility area has further base units with a washer/dryer, space for an additional appliance and shelving above.

W.C

4' 9" x 7' 0" (1.45m x 2.13m)

Downstairs w.c has a vanity sink unit, w.c and a concealed shower which if required could easily be converted back to a wet room.

Principal Bedroom

11' 0" x 15' 3" (3.35m x 4.64m)

The beautiful principal bedroom is located downstairs and has carpeted flooring, a window overlooking the front, ample room for free-standing furniture and further benefits from an en-suite bathroom.

En-Suite

10' 6" x 9' 7" (3.20m x 2.92m)

The en-suite bathroom has a free-standing roll top bath with a w.c and wash hand basin. There is fantastic built-in storage and an opaque window to the rear.



Upper Hallway

The upper hallway has carpet runners and provides eave storage and access to all the upper accommodation.

Bedroom 2

11' 5" x 13' 6" (3.48m x 4.11m)

Second good size double bedroom which features a bay window with seating overlooking the rear of the property and benefitting from carpeted flooring and built-in storage.

Study/Bedroom 4

21' 10" x 13' 6" (6.65m x 4.11m)

This adaptable space, currently used as a sitting area, offers flexible use as an additional bedroom or dressing room, featuring carpeted flooring and a charming bay window with built-in seating that overlooks the rear garden.

Family Bathroom

9' 9" x 5' 4" (2.97m x 1.62m)

The family bathroom has a vanity sink unit, w.c, bath and a separate shower enclosure with a thermostatic rainfall shower. There is a Velux window to the front and vinyl flooring.

Bedroom 3

10' 6" x 10' 9" (3.20m x 3.27m)

Bedroom 3 is a further generous size double bedroom which features, carpeted flooring, two built-in storage cupboards and a Velux window to the front.

Gardens

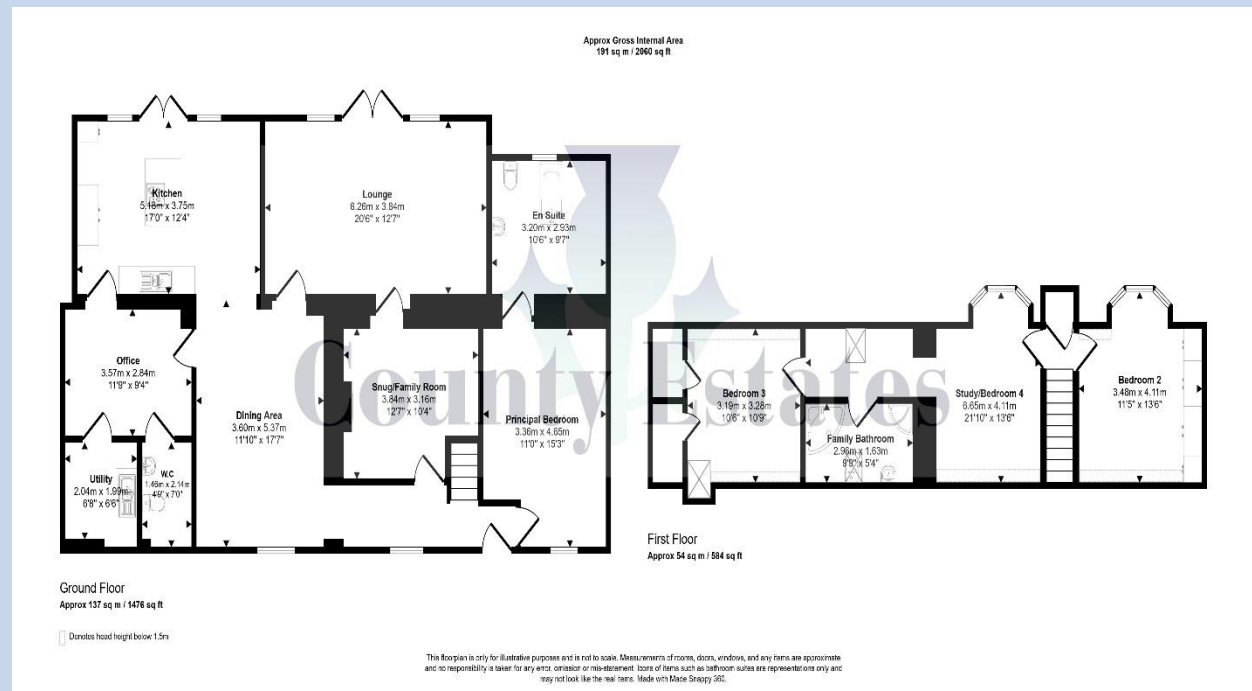
This property features a stunning, private rear garden perfect for relaxation and entertaining, complete with a spacious lawn, multiple seating areas, lush plants and trees, and a charming summerhouse equipped with power and lighting, creating an ideal outdoor oasis.

Parking

The property benefits from a mono-blocked driveway to the side providing off-street parking for several vehicles.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, light fittings, blinds, curtains (with the exception of the lounge) and curtain poles. The built-in oven and induction hob, integrated dishwasher and fridge/freezer in the kitchen. (No guarantees or warranties on appliances). Also the summerhouse/studio in the rear garden. (The mirrors in the rear garden are not included).



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