



## **Woodside House**

**ALVES, IV36 2RB**



We are delighted to offer this 5/6 Bedroom Traditional stone Built House located within a semi-rural location on the outskirts of Alves.

The property provides substantial accommodation and is ideally placed for commuting, with both Forres and Elgin just a short drive away.

Accommodation comprises; Entrance Hallway, Sitting Room, Dining Room, Lounge, Kitchen/Diner, Utility Room, Boot Room, Bedroom 6/Office, W.C, 5 Bedrooms, Shower Room and a Family Bathroom.

Further benefits include Oil Central heating, Double Glazing, Integral Double Garage, Large Driveway and wrap around Garden with a Large Timber Shed.

An internal viewing is strongly recommended.

EPC Rating Band "F"

# **OFFERS IN REGION OF £370,000**

**Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296**

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**Entrance Hallway – 10'11" (3.32m) x 18'10" (5.74m) plus 4'1" (1.23m) x 3'2" (0.96m)**

Cathedral styled wooden door with single glazed panel inserts and side co-ordinating windows with hanging curtains. Bright and airy entrance with wood panelling to the walls, 2 single power points, BT point, double radiator and wood flooring. Bell chime, wall mounted light plus 3bulb pendant, smoke alarm, thermostat control and staircase to the 1<sup>st</sup> floor landing. Doors lead to the Lounge, Dining Room and open arch to the rear hallway. Built-in cupboard under the staircase for storage.



**Sitting Room – 11'3" (3.42m) x 14'8" (4.47m) extends to 6'11" (2.1m) x 7'7" (2.3m) within the bay window**

3 bulb pendant light fitting, wood linings to the walls and to the ceiling with mid height picture rails, Two TV points and various power points. Double and two single radiators. Single glazed window with secondary glazing overlooks the side aspect. Large bay styled single glazed window with secondary glazing has pelmet and hanging curtains which overlooks the front aspect. Recessed alcove with shelving and carpet to the floor. Focal point of the room is a fireplace with a stone surround and hearth with wooden finish.



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**Dining Room – 12'9" (3.88m) x 14'9" (4.49m) extends to 7'4" (2.23m) x 7'8" (2.33m) within the bay window**

3 wall mounted light fittings, wood panelling to the ceiling, mid height picture rail, large double radiator, service hatch to the rear hallway, recessed alcove with glass shelving and built-in light feature. Wood flooring. Wooden mantle with electric fire. Bay style single glazed window with secondary glazing, pelmet and hanging curtains which overlooks the front aspect. Door to the Hallway and Lounge.



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**Lounge – 14'8" (4.47m) x 19'7" (5.96m)**

5 Bulb ceiling light fitting, wood effect panelling to the ceiling, 3 double radiators, single glazed windows with secondary glazing overlook the front side and rear aspect. Various power points, Tv point and wood flooring. Focal point of the room is a fireplace with a stone surround and hearth. Door to the Dining Room and Inner hallway.



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**Inner Hallway – 7'10" (2.38m) x 5'9" (1.75m) plus door access**

Ceiling light fitting, single radiator, double glazed window which overlooks the rear aspect, single power point and carpet to the floor. Door to the lounge and Rear Hallway.

**Rear Hallway – 25'9" (7.84m) x 3'6" (1.01m)**

Pendant light fitting, smoke alarm, single radiator, single power point, service hatch to the dining room. Two velux windows to the rear aspect, wood linings to the walls. Doors to the Inner Hallway, Kitchen, W.C and Bedroom6/Study.

**Rear Porch – 5'8" (1.72m) x 4'4" (1.31m)**

Side entrance to the property is via a wooden door with ornate glass panel insert and two side double glazed windows. Ceiling light fitting, wall mounted coat hooks, tiled flooring with recess matting. Door to the rear hallway.

**Kitchen/Diner- 11'2" (3.4m) x 14'2" (4.32m)**

Fitted kitchen with wall mounted cupboards and base units with a junker style wood worktop and ceramic tiled walls. Integrated appliances include an eye level double oven, ceramic hob with overhead extractor, fridge and stainless-steel sink with chrome mixer tap and drainer. Space for a dishwasher. Double radiator, wood panelling to the ceiling, 6 ceiling light fittings, wood effect vinyl flooring, uPVC double glazed windows to the side and rear aspects. Ample space for a dining table and chairs. Door to the Utility room.





**Utility Room – 14'1" (4.29m) x 7'10" (2.38m)**

Large utility with wall mounted cupboards and a double base unit with countertop. Belfast sink with chrome taps. Space for washing machine, tumble dryer, fridge and freezer. Recessed alcove with shelving, strip light fitting and further ceiling light, various power points and carpet to the floor. Built-in larder cupboard for storage. uPVC double glazed window to the rear aspect. Single glazed window to the side aspect. Door to the boot room.



**Boot Room – 6'5" (1.94m) x 5'2" (1.57m)**

Ceiling light fitting, vinyl floor with recess matting, single glazed window to the side aspect and wooden door for access. Wall mounted coat hooks. Door to the garage.



**Cloakroom – 7'4" (2.23m) x 4'0" (1.21m)**

Low level W.C, pedestal sink with chrome taps and ceramic tiled splashback to the walls. Ceiling light fitting, chrome heated towel rail, wood linings to the walls, wall mounted shelf and wood effect vinyl to the floor. Shaver point. Obscure uPVC double glazed window to the side aspect.



**Bedroom 6/Office – 7'2" (2.18m) x 9'1" (2.76m)**

Pendant light fitting, various power points, carpet to the floor, uPVC double glazed window and further single glazed window to the side aspect. Single radiator and wood linings to the walls.

**Staircase & Landing**

Carpeted staircase with wooden balustrade and spindles leads to the 1<sup>st</sup> floor accommodation. Wood panelling to the walls, two bulb wall mounted light and Double-glazed Velux window to the rear aspect. The landing has a pendant light fitting, smoke alarm, carpet to the floor, single radiator and mid height wood panelling to the walls. Doors lead to Bedroom 1 and Bedroom 2. Two steps down to further corridor.



**Bedroom 1 – 14'10" (4.52m) x 11'3" (3.42m) max measurement**

Bedroom with two bulb wall mounted light fitting, double radiator, various power points, carpet to the floor, uPVC sash and case double glazed windows with hanging curtains overlook the front and side aspect. Sink with chrome taps, wall mounted mirror and shaver light. Built-in storage cupboards offering drawer and hanging space. Built-in dressing table with double and single power points.



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**Bedroom 2 – 10'10" (3.3m) x 9'7" (2.91m)**

Bedroom with wall mounted light fitting, double radiator, tv and various power points, carpet to the floor, shaver light. uPVC sash and case double glazed windows with chrome curtain pole overlooks the front aspect.

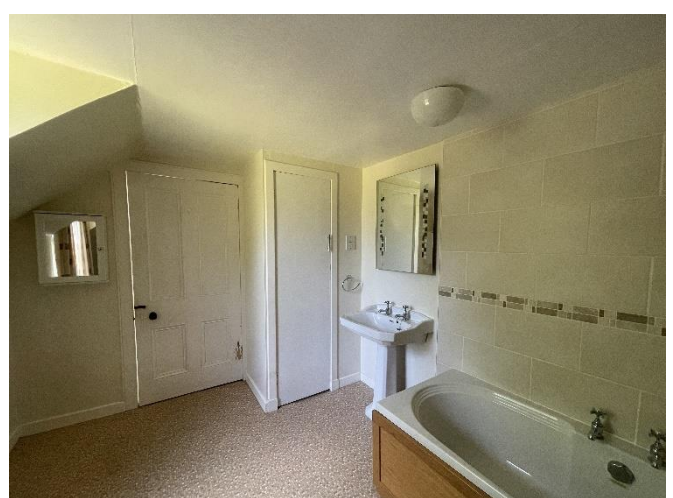


**Corridor -14'3" (4.34m) x 3'9" (1.13m)**

Smoke alarm, single power points, wall mounted light, double glazed velux window and further single glazed window to the side aspects. Built-in storage cupboard with shelving. Open shelved bookcase. Door to the Bathroom and Shower Room. Corridor to the attic rooms. Two steps up to a further corridor.

**Bathroom – 10'11" (3.32m) x 8'5" (2.56m)**

Large family bathroom with bath with chrome taps and wall mounted electric shower with decorative tiling to the walls. Pedestal Heritage sink with chrome taps, shaver point and wall mounted mirror. Low level W.C, single radiator with heated towel rail. Built-in storage cupboard. Obscure uPVC double glazed window to the side aspect. Vinyl to the floor.





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**Corridor to Attic storage – 10'3" (3.12m) x 7'5" (2.25m)**

Ceiling light fitting, carpet to the floor and wall mounted light.

**Attic storage – Room 1 – 6'2" x 10'5" Room 2 – 9'10" x 6'5" approx**

Ceiling light fitting, carpet to the floor, built-in storage cupboards which houses the water tank and provide shelved storage. Door to room 2 with a single glazed velux window and further shelved storage.

**Shower Room – 4'6" (1.36m) x 8'3" (2.51m)**

Low level W.C, pedestal wash hand basin with chrome taps, tiled splash back to the wall and wall mounted mirror. Corner shower enclosure with mains operated shower, shower tray, retractable screen doors and tiled walls. Vinyl to the floor, radiator, ceiling light fitting, shaver point and obscure uPVC sash and case double glazed window which overlooks the side aspect.



**Second corridor – 7'7" (2.3m) x 4'11" (1.48m)**

Two steps from the corridor, pendant light fitting, single radiator, carpet to the floor. Door to the 3<sup>rd</sup> bedroom and arch to the third corridor.

**Bedroom 3 – 12'9" (3.88m) x 9'3" (2.81m)max measurement**

Double bedroom with 4 halogen bulb light fitting, double radiator, various power points and carpet to the floor. Built-in wardrobes providing part shelf, hanging and drawer storage. uPVC sash and case double glazed window which overlooks the front aspect.



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### **Third corridor -14'8" (4.47m) x 3'8" (1.11m)**

Provides access to bedroom 4 and 5. Pendant light fitting, smoke alarm, carpet to the floor. Cupboard with shelved storage and a large area to built-in wardrobes.



### **Bedroom 4 – 13'10" (4.21m) x 7'1" (2.15m)**

Wall mounted two bulb light fitting, double radiator, TV and various power points. Carpet to the floor. uPVC sash and case double glazed window overlooks the rear aspect.

### **Bedroom 5 – 13'10" (4.21m) x 7'2" (2.18m)**

Wall mounted two bulb light fitting, double radiator, TV and various power points. Carpet to the floor. uPVC sash and case double glazed window overlooks the front aspect.



### **Integral Double Garage – 20'1" (6.12m) x 17'2" (5.23m)**

Concrete floor, breeze block walls, two up and over doors to the rear aspect. Single glazed windows to the side aspect. Strip light fitting and power. Cold Water Tap.

### **Driveway**

Stone chip driveway leads onto the property and provides a tarmac area with off road car parking outside of the double garage.

### **Garden**

Large mature garden measuring approx. ¾ acre with established trees, shrubs, rhododendrons bushes all forming a privacy boundary around the perimeter fence. The garden is mainly laid to lawn with a gravel chip area to the front and side. Further area to the rear for outside dining. The side of the property has a large timber shed with light and power. Large area to lawn with washing lines.

Note 1 – All fitted carpets, curtains, light fittings and integrated appliances are included in the sale. Council Tax Band "F"

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