



36, St. Serfs Grove,
Clackmannan, Clackmannanshire FK10 4SR

Offers Over £239,995

County Estates are delighted to present 36 St. Serfs Grove, Clackmannan, to the market. This spacious chalet villa is situated in a peaceful cul-de-sac and offers flexible family accommodation.

The ground floor comprises of: an entrance hallway with storage, a bright and spacious lounge, a fitted kitchen with adjoining utility room, a conservatory, a dining room/4th bedroom, a double bedroom and a family bathroom. Upstairs, there are two further double bedrooms and a family shower room. Outside, the property enjoys well-maintained front and rear gardens, an extensive driveway and a single garage.

Clackmannan is a small historical village with a variety of local amenities to suit every day needs including a variety of local shops, library and primary school. Clackmannan is also close to the road and rail networks providing easy access 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 brown hardwood door with a small glazed panel.

Entrance Hallway

The entrance hallway features vinyl flooring and two built-in storage cupboards, with access to the lounge, kitchen, two bedrooms and family bathroom.

Lounge

14' 5" x 10' 4" (4.39m x 3.15m)

The bright and spacious lounge features carpeted flooring, a large front-facing window and an electric fire within a fireplace.

Fitted Kitchen

10' 1" x 7' 4" (3.07m x 2.23m)

The fully fitted kitchen offers a good range of oak-effect wall and base units, complemented by worktops. It includes a built-in oven with gas hob, an under-counter fridge and space for a freezer. The walls are partially tiled, with a tiled splashback, and a side-facing window provides natural light. Access leads through to the utility room.

Utility Room

6' 6" x 7' 9" (1.98m x 2.36m)

The utility room provides additional storage and space for a freezer and tumble dryer. It also features a side-facing window, a door leading to the rear garden and a further door opening into the conservatory.

Conservatory

12' 9" x 7' 0" (3.88m x 2.13m)

The white UPVC conservatory has vinyl flooring and French doors giving access to the rear garden.

Dining Room/Bedroom 4

9' 0" x 8' 3" (2.74m x 2.51m)

The dining room is a carpeted room overlooking the front of the property. It also benefits from a large walk-in storage cupboard housing the electrical consumer unit.

Bedroom 3

11' 9" x 7' 7" (3.58m x 2.31m)

Bedroom 3 is to the rear of the property with carpeted flooring and ample room for free-standing furniture.





Family Bathroom

6' 1" x 4' 0" (1.85m x 1.22m)

The ground-floor family bathroom comprises of a three-piece suite, including a bath with an electric shower overhead. It also features partially tiled walls, vinyl flooring and an opaque rear-facing window.

Upper Hallway

The carpeted upper hallway has a Velux window to the rear and provides access to the loft.

Principal Bedroom

11' 11" x 10' 5" (3.63m x 3.17m)

The principal bedroom is a good size double bedroom which is to the front of the property with eave storage and ample room for free-standing furniture.

Bedroom 2

10' 5" x 9' 7" (3.17m x 2.92m)

Bedroom 2 is the second double bedroom with carpeted flooring, eave storage and a further built-in cupboard.

Shower Room

5' 0" x 4' 2" (1.52m x 1.27m)

The upstairs shower room comprises of a wash hand basin, WC, and a corner shower enclosure with an electric shower and vinyl flooring.

Heating & Glazing

The property has a gas central heating system and is fully double glazed throughout.

Gardens

The well-maintained front garden features a lawn bordered by plants and shrubs, together with an additional spacious garden area. The fully enclosed rear garden is also laid to lawn and features well-maintained borders.



Driveway & Garage

The property benefits from an extensive paved and chipped driveway, providing off-street parking for several vehicles and leading to a single detached garage.

Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings and light fittings, blinds, curtains and curtain poles. Also included is the built-in oven/hob and the fridge in the kitchen. The freezer, washing machine and tumble dryer in the utility room. (All appliances are sold as seen)

Home Report

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



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