



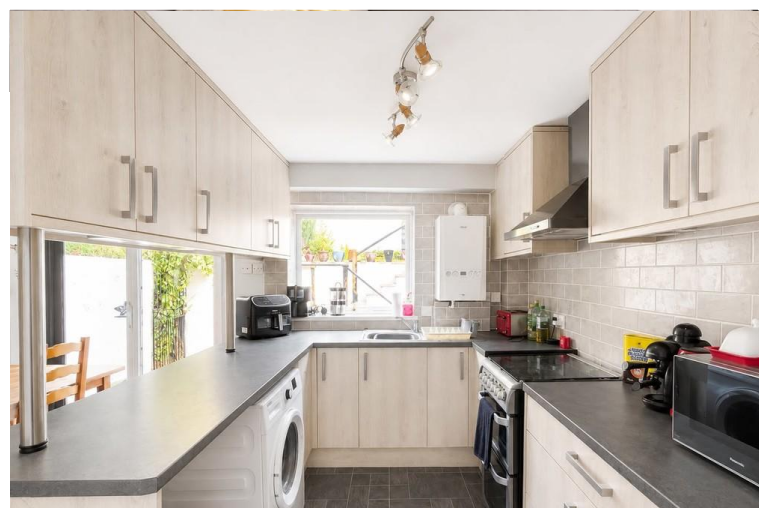
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40 Alpine Rise

- THREE BEDROOM MID-TERRACE
- IDEAL FAMILY HOME
- STUNNING VIEWS
- GARAGE

Offers In Region Of £225,000
EPC Rating '62'





Property Description

DESCRIPTION

Situated in an elevated position and enjoying far-reaching countryside views, this well-presented three-bedroom mid-terrace home offers spacious family accommodation, generous outdoor space and the added benefit of off-road parking and a garage. The property is entered via a welcoming entrance hallway leading into the spacious dining kitchen. Fitted with a range of modern wall and base units, ample work surfaces and space for a family dining table, the kitchen provides an excellent hub for everyday living and entertaining, with direct access to the rear garden. Double doors open through into a bright and comfortable living room, where a front-facing window perfectly frames the stunning panoramic countryside views. To the first floor are three well-proportioned bedrooms, including a generous master bedroom, together with a contemporary family bathroom fitted with a modern three-piece suite incorporating a shower over the bath. Externally the property benefits from off-road parking



and a garage, providing excellent storage and secure parking. The tiered rear garden has been thoughtfully landscaped with patio seating areas, lawned sections and established planting, creating a wonderful outdoor space to relax or entertain.

LIVING ROOM

A bright and spacious living room, beautifully presented and enjoying an abundance of natural light from the large front-facing picture window, which showcases stunning far-reaching countryside views. The generous proportions comfortably accommodate a range of lounge furniture, creating an ideal space for relaxing or entertaining.



KITCHEN/DINING ROOM

The spacious open-plan kitchen and dining room is a superb space for modern family living and entertaining. The contemporary kitchen is fitted with a comprehensive range of wall and base units, complemented by generous work surfaces and a practical breakfast bar, creating additional preparation space while subtly separating the kitchen from the dining area. There is space for a range cooker, washing machine and further appliances, with ample storage throughout.

The generous dining area comfortably accommodates a large family dining table, making it ideal for both everyday meals and hosting guests. Natural light floods the room through a rear-facing window and a glazed door providing access to the garden, while double doors open into the living room, creating a versatile layout. Finished in neutral tones, this is a bright and sociable space at the heart of the home.



MASTER BEDROOM

A generous master bedroom offering a peaceful retreat, presented in neutral decor and enjoying far-reaching countryside views through the large front-facing window. The spacious layout comfortably accommodates a king-size bed and a full range of bedroom furniture, while the tasteful feature wallpaper adds character and warmth. Filled with natural light, this impressive room provides a bright and relaxing atmosphere, making it an ideal master bedroom.



BEDROOM TWO

A spacious and well-presented double bedroom offering excellent versatility for a range of buyers. Filled with natural light from the large rear-facing window, the room enjoys a pleasant outlook, built in storage cupboard, space for a double bed and for additional furniture.



BATHROOM

The contemporary family bathroom is beautifully presented and fitted with a modern three-piece white suite, comprising a panelled bath with glazed shower screen and shower over, a hand wash basin with storage and WC. Finished with attractive tiled walls and flooring, a heated towel rail and built in storage cupboard, this bright and well-appointed bathroom offers both style and practicality for everyday family living.



BEDROOM THREE

A well-proportioned third bedroom, ideal as child's room, guest bedroom or home office. The room benefits from a large rear-facing window allowing for plenty of natural light, while offering space for a single bed and additional furniture. Finished in neutral tones, this bright and versatile room is perfectly suited to modern family living.



EXTERIOR

To the front, the property benefits from a driveway providing off-road parking and access to a single garage, with steps leading up the entrance. Positioned on an elevated plot, the home enjoys far-reaching views across the surrounding countryside. To the rear is a beautifully tiered garden, thoughtfully landscaped to create a variety of outdoor spaces. A paved patio directly outside the property is ideal for al-fresco dining while steps lead to further seating, a well-maintained lawn, mature planted borders and an attractive ornamental pond.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

PURCHASE DETAILS: Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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