

92, Delph Wynd, Tullibody
Tullibody, Clackmannanshire FK10 2TW

Offers Over £253,000

Beautifully presented Detached Three Bedroom Villa set in a popular locale within the town of Tullibody.

Ideal family home comprising of a reception hallway, spacious lounge, modern fitted dining kitchen with patio doors leading into the rear garden, modern and spacious utility room and downstairs W.C. upper hallway, three double bedrooms (principle with en-suite shower room) and family bathroom. The property further benefits from a driveway and integral garage and a fully enclosed private rear garden with large summer house.

Tullibody provides excellent educational facilities ranging from nurseries to primary/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 can be gained via a white wooden door with opaque glass window and coordinating side panels.

Entrance Hallway
The welcoming and spacious entrance hallway provides access to the lounge and the staircase to the upper level.

Lounge
10' 10" x 13' 9" (3.30m x 4.19m)
The large, bright, and modern lounge has a double-glazed window overlooking the front of the property and carpeted flooring throughout. Provides access to the open-plan kitchen/dining room.

Kitchen/Dining Room
22' 1" x 7' 11" (6.73m x 2.41m)
The kitchen is fitted with vinyl flooring and a range of white wall and base units, complemented by oak-effect worktops. Integrated appliances include a gas hob, with a separate built-in oven and microwave. A rear-facing window provides views of the garden, while patio doors open directly onto the rear garden. The dining area offers ample space for freestanding furniture.

Downstairs W.C
A stylish downstairs WC fitted with a sink and toilet adds everyday convenience.

Utility room
7' 7" x 13' 9" (2.31m x 4.19m)
The utility room has vinyl flooring throughout and is fitted with sage green wall and base units with oak-effect worktops. It benefits from having a built-in washing machine, tumble dryer, dishwasher, and a large American-style fridge freezer. The utility room provides access to the W.C. and the rear garden.

Upper Hallway
The upper hallway is carpeted throughout, providing access to the loft, family bathroom and all upper accommodation.

Principle Bedroom
10' 8" x 10' 0" (3.25m x 3.05m)
The principal bedroom features carpeted flooring and a rear-facing window. A large built-in wardrobe with hanging rails provides ample storage. Leads to the en suite shower room.

En-suite Shower Room
4' 4" x 6' 11" (1.32m x 2.11m)
The en-suite is fitted with a three-piece suite, including a W.C., a vanity sink unit, and a shower. An opaque window overlooks the back of the property.













Bedroom Two

11' 1" x 9' 1" (3.38m x 2.77m)

The second double bedroom features carpeted flooring and a front-facing outlook. A built-in cupboard with hanging rails offers practical storage, while the room provides ample space for free-standing furniture.

Bedroom Three

7' 7" x 11' 1" (2.31m x 3.38m)

The third bedroom features carpeted flooring and a front-facing window. A built-in cupboard with hanging rails provides useful storage, while the room offers ample space for free-standing furniture.

Family Bathroom

4' 8" x 8' 3" (1.42m x 2.51m)

The family bathroom is partially tiled and has vinyl flooring throughout. Fitted with a modern four-piece suite including a W.C., sink, bath, and shower. The bathroom benefits from a large built-in cupboard.

Gardens & Driveway

The front of the property is partially lawn with a monoblock driveaway leading to the entrance. A large driveway provides parking for at least two vehicles and leads to a single garage. The private fully enclosed rear garden is a great space for entertaining. This has various areas for seating, partially paving slabs and decorative pebbles. The rear garden also benefits from a large wooden summer house and pergola. Access to the garden can be gained via the dining room or from the back door which is though the utility room.

Heating & Glazing

This property has gas central heating and double glazing throughout.

Included Extras

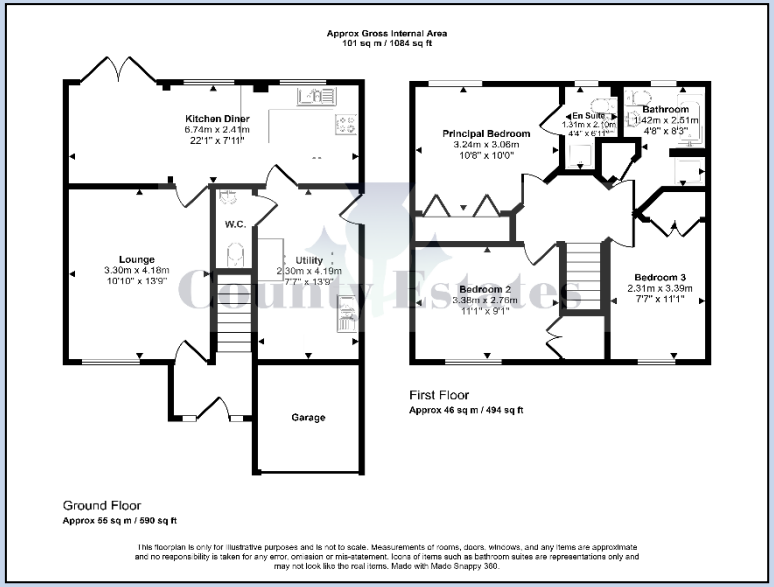
Included in the sale of the property are all fixtures and fittings, carpets and floor coverings, blinds, curtain poles and light fittings. The built-in double oven and hob and the large summer house in the rear garden.

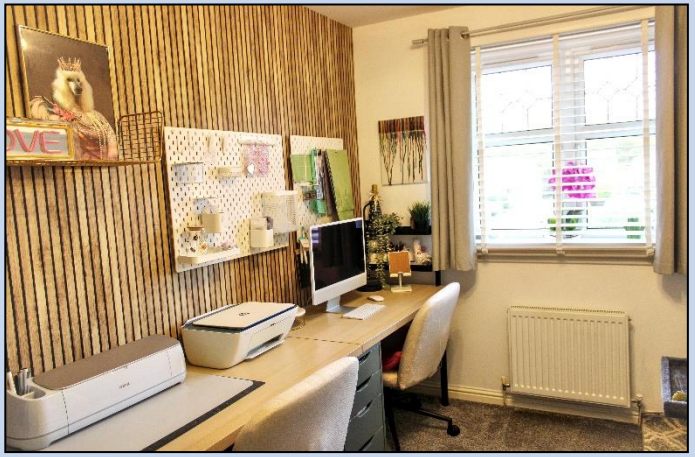
Summer House

The large summer house in the rear garden has heating and electrics throughout.

Home Report

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











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