

34, Wood Avens, Tullibody
Clackmannanshire FK10 2XA

Offers Over £245,000

County Estates are delighted to bring to the market this spacious three bedroom detached villa situated within a quiet residential area of Tullibody.

This property comprises of: An entrance, entrance vestibule, W.C, inner hallway, spacious open plan living/dining room, conservatory, fitted kitchen, utility room. Located on the upper level are the three bedrooms and the family bathroom. The property further benefits from a beautifully presented rear garden and a monoblock driveway to the side of the property.

Tullibody provides excellent educational facilities ranging from nurseries to primary and 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 is gained via a partially glazed white UPVC door, leading to the vestibule.

Vestibule

The vestibule has laminate flooring throughout, enhanced by a window that overlooks the side of the property. This leads to the W.C and the inner hallway.

Downstairs W.C

The W.C comprises of a toilet and vanity sink unit with laminate flooring and window to side.

Inner Hallway

The hallway has laminate flooring throughout, fitted with a small storage cupboard under the stairs, and a larger cloakroom style cupboard equipped with hanging rails. Hallway leads to the carpeted staircase and the open plan living/dining area.

Open Plan Living/Dining Area 11' 2" x 25' 3" (3.40m x 7.69m)

The bright and spacious living/dining room has laminated flooring throughout, complemented by a large window that overlooks the front garden, with an open aspect beyond. The living area is enhanced by an electric fire set on a tiled hearth with a decorative mantel. Both the living and dining spaces offer generous room for free-standing furniture. The dining area leads to the fitted kitchen and conservatory.

Conservatory 8' 9" x 11' 6" (2.66m x 3.50m)

The bright and inviting conservatory features laminate flooring throughout and provides views of the rear garden, hills, and golf course. It has double conservatory doors leading to the rear garden. It benefits from having ample room for free-standing furniture.

Fitted Kitchen 8' 7" x 11' 5" (2.61m x 3.48m)

The kitchen is appointed with wooden wall and base units and contrasting worktops, creating a functional space. It features a free-standing gas hob and oven. A large window overlooks the rear garden, filling the room with natural light. Additionally, the kitchen offers space for dining furniture and convenient access to the utility room.













Utility Room 8' 2" x 8' 0" (2.49m x 2.44m)
The utility room is equipped with a sink and a free-standing fridge-freezer, as well as an under-counter washing machine and dishwasher for added convenience. It also houses the boiler and offers direct access to the rear garden.

Upper Hallway

The upper hallway has newly fitted carpet throughout and has a small window overlooking the golf course. It has a cloakroom-style cupboard off which provides additional hanging space or could be utilised as an airing cupboard. The hallway leads to the three bedrooms, also with newly fitted carpet, the family bathroom, and provides access to the loft.

Family Bathroom 8' 10" x 5' 6" (2.69m x 1.68m)
The family bathroom features laminate flooring and tiled walls. It is fitted with a three-piece suite, including a W.C., sink, and a spacious shower. An opaque rear-facing window ensures privacy while allowing natural light to fill the space, complemented by a wall-mounted mirrored cupboard that provides practical storage.

Principal Bedroom 9' 4" x 12' 4" (2.84m x 3.76m)
The bright and spacious principal bedroom overlooks the front of the property and the open aspect beyond. It is newly carpeted throughout. It is fitted with double built-in mirrored wardrobes providing ample storage. There is also plenty of room for additional freestanding furniture.

Bedroom Two 8' 4" x 9' 8" (2.54m x 2.94m)
The second double bedroom features newly carpeted flooring throughout. A large window to the rear of the property offers views of the golf course and fills the room with lots of natural light. The room is also fitted with built-in mirrored wardrobes.

Bedroom Three 7' 9" x 9' 0" (2.36m x 2.74m)
The third bedroom has laminate flooring and a window overlooking the front of the property. This room is currently being utilised as an additional bedroom, but it could easily be used as a home office space.

Heating & Glazing
The property benefits from gas central heating and double glazing.

Gardens
The property benefits from a beautifully presented, enclosed front garden comprising of a lawn area and mature shrubs. The monoblock drive provides access to the front entrance. The property further benefits from an excellent storage area to the side of the property, housing the bins. Access to this can be gained via a gate at the front of the property, or via the rear garden. The fully enclosed rear garden comprises of a lawn area, a paved patio area perfect for seating, and a large shed. Access to the rear garden is via the patio doors in the conservatory, the rear door in the utility room, or the side gate.

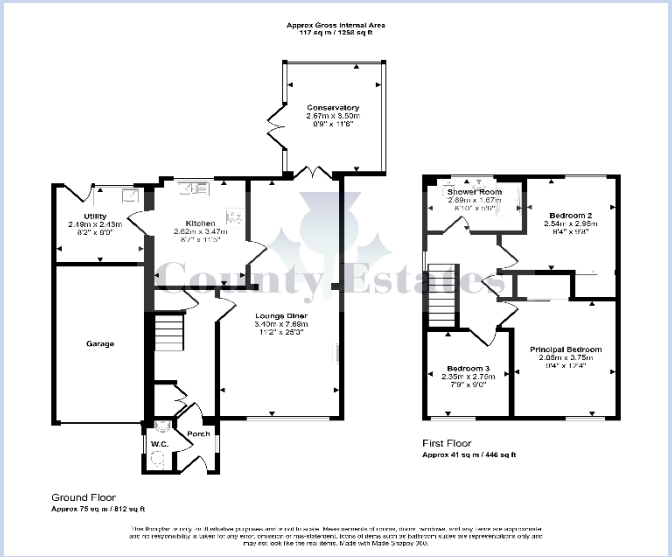
Driveway & Garage
The property benefits from a monoblock driveway to the side of the property, and a single garage.

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 gas oven/hob in the kitchen. The fridge/freezer, washing machine and dishwasher in the utility room and the shed in the rear garden.









County Estates (Scotland) Ltd Office
Tel: 01259 219800

16-18 Mar Street Alloa Clackmannanshire FK10 1HR
admin@county-estates.net
www.county-estates.net