



15, Norwood Avenue,  
Alloa, Clackmannanshire FK10 2BY

Offers Over £283,000

County Estates are delighted to bring to the market this two-bedroom detached Bungalow set in a popular locale within the town of Alloa, offering spacious family accommodation only. Potential to extend or convert with appropriate planning permission

This property comprises of: Entrance, vestibule, welcoming entrance hallway, two spacious lounges, fitted kitchen, two double bedrooms and a family shower room. This property also benefits from private front and rear gardens and a single garage with power and lighting.

Norwood Avenue is a much sought after residential location within the Clarendon district of Alloa. Alloa is a commuter town nestled between the Ochil Hills and the River Forth. Providing plenty of local amenities including banks, supermarkets and a variety of High Street shops. There are a wide selection of leisure facilities such as the West End Park, sports centres, library, a local football stadium and Town Hall, which hosts regular shows. Alloa also provides excellent educational facilities ranging from nurseries to primary/secondary schools and also Forth Valley College. Closely linked to the road and rail networks, Alloa provides easy access throughout the Central Belt and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

### **Entrance**

Entrance via a white upvc decorative glazed door with co-ordinating side panel.

### **Entrance Porch**

Fully tiled entrance porch leading to the entrance hallway.

### **Entrance Hallway**

Spacious welcoming entrance hallway with hardwood flooring throughout, given access to all accommodations.

### **Lounge**

15' 3" x 12' 4" (4.65m x 3.75m)

Bright fully carpeted lounge with a large, double-glazed window overlooking the front of the property with stunning views of the Ochil hills. This room benefits from a gas fire with marble backing and hearth and a wooden mantle.

### **Lounge/Diner**

15' 3" x 11' 8" (4.66m x 3.56m)

The second spacious lounge/dining room is fully carpeted with a double-glazed window overlooking the rear garden, gas fire insert with a marble backing and mantle with a slate hearth.

### **Fitted Kitchen**

11' 4" x 7' 10" (3.45m x 2.40m)

Fully fitted kitchen with cream wall and base units and contrasting worktops, double-glazed window overlooking the rear garden, free-standing gas cooker and fridge freezer. Built-in pantry and under-counter space for a washing machine. Leading to the rear porch.

### **Principal Bedroom**

11' 5" x 10' 11" (3.47m x 3.32m)

Fully carpeted principal bedroom with a double-glazed window overlooking the rear garden. This room offers ample room for free-standing furniture.

### **Bedroom two**

12' 3" x 10' 1" (3.74m x 3.07m)

Second double bedroom with a double-glazed window overlooking the front of the property, fully carpeted and a built-in wardrobe with hanging rails and shelving.

### **Family Shower Room**

7' 4" x 5' 3" (2.24m x 1.59m)

Fully tiled family shower room with a built-in vanity sink, w.c and fully enclosed shower cubicle. Opaque window overlooking the front of the property and bathroom accessories.





### Heating & Glazing

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

### Gardens

The private front garden with spectacular views of the Ochil Hills is mainly laid to lawn with mature shrubs and trees, with paving slabs leading to the front door entrance and continuing to provide access to the rear garden. Private rear garden with various paved seating areas, greenhouses and a wooden garden shed for storage. The rear garden offers stunning views of the surrounding areas.

### Driveway/ Garage

The property benefits from a large driveway to the side providing off-street parking for approx 3/4 vehicles. A single brick-built garage with power and lighting is also on offer.

### Included Extras

Included in the sale of the property are all fixtures and fittings, light fittings, carpets and floor coverings, blinds, curtains, and curtain poles. The free-standing gas cooker and the fridge/freezer in the kitchen. Various greenhouses and wooden sheds in the garden.



