



Bilsby Road , Alford



OIRO £375,000

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Utility Room
- Rear Garden
- Garage
- Freehold
- EPC rating D



Northwood are pleased to bring to market this substantial spacious and DETACHED Family Home situated in the market town of Alford. The property boasts Four Bedrooms with the Master Bedroom having an En Suite and the Second Bedroom a Dressing Room. The property comprises of Entrance Hall, Lounge, Sitting Room, Downstairs Bedroom/ Office, Kitchen, and Utility, Rear Porch, Master Bedroom with En Suite, TWO further Bedrooms one with Dressing Room and Family Bathroom. With Private Rear Garden, Front Garden , and Spacious Driveway and Garage. INTERNAL VIEWING IS A MUST TO APPRECIATE THE SIZE ON OFFER!

Entrance Hall

Accessed via a Upvc front entrance door, window to front elevation, radiator, understairs storage cupboard and staircase leading to first floor.

Lounge

Bay window to front elevation and window to side elevation, feature open fire set in surround, radiator, tv aerial, power points and wall light points.



Second Reception Room

Window to front elevation, tv aerial, telephone point, radiator, feature fire set in surround, power points and wall light points. With archway leading into a dining area with Dual aspect windows to side elevations, radiator and power points.

Bedroom Four/ Office

Dual aspect windows to side elevations, radiator and power points. Currently being used as office by the current vendors but can be used as fourth bedroom.

Kitchen

Large picture window to rear elevation, fitted with a range of base and wall units with worktop over, one and half sink with drainer, gas hob with extractor over, built in double oven, fully tiled walls, power points and door into;

Rear Porch

Sliding patio doors leading out to the rear garden, side door to the garden, window to side elevation and power points. With door into;

Utility Room/ WC

Window to side elevation, WC, worktop with wall units, space for washing machine, space for dryer. The boiler is housed here.

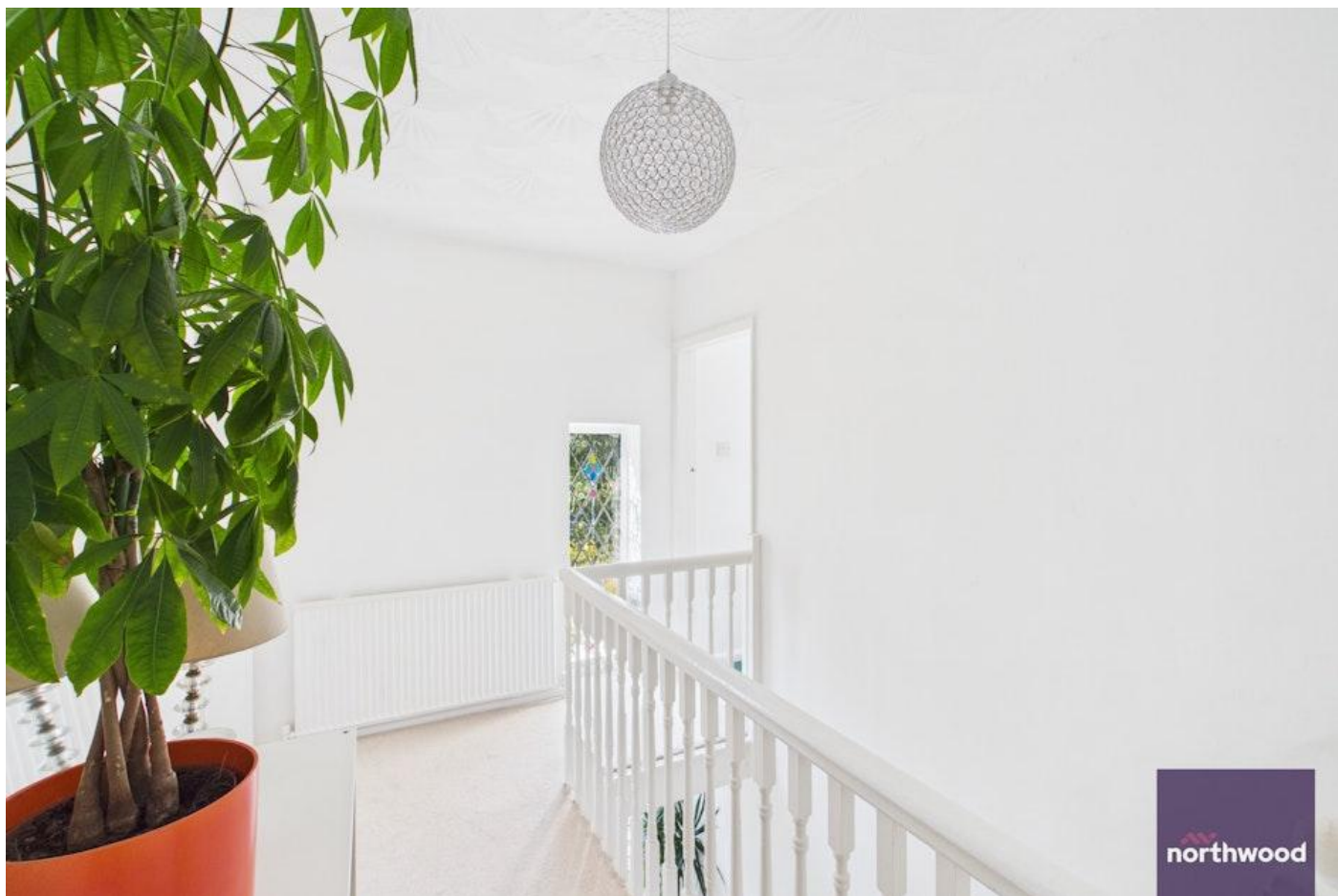
Landing

Window to front elevation and access to all rooms.

Bedroom One

Large bay window to front elevation, built in wardrobes, spotlights, radiator and power points.

En Suite



Dual aspect windows to side and rear elevation, a three piece suite comprising of large shower cubicle, WC , wash hand basin and mermaid board to the walls.

Bedroom Two

Dual aspect windows to front and rear elevation, double bedroom, spotlights, power points , built in wardrobes and radiator. Door into;

Dressing Area

Window to front elevation, radiator, power and lighting.

Bedroom Three

Window to rear elevation, radiator and power points.

Family Bathroom

Two obscure windows to rear elevation, a corner bath with shower over, pedestal wash basin, WC, fully tiled walls and radiator.

Rear Garden

To the rear of the property you will find a privately enclosed garden with fencing to all perimeters. There is a lawned area, patio area with mature trees , shrubs and flower borders. With a timber summer house and covered veranda seating area. There is gated access to the front of the property via a side gate.

Front

The front of the property has a spacious block paved driveway leading up to the property with further parking to the front. There is a private enclosed lawned garden to the front with mature trees, shrubs and flower borders with fencing to all perimeters making secure for dogs and children.





Garage

Single attached garage with up and over door, light and power and door

Location

Set in the lovely market town of Alford, approximately 6 miles from the coast. Alford has a variety of shops including Co-op, pubs and many independent shops. There are schools for all ages, and the Queen Elizabeth Grammar School is highly rated and sought-after.

Directions

From our office Head south-east on Victoria Rd/A52 towards The Blvd, Continue to follow A52 for 1.3 miles. Slight right towards Main Street, Continue onto Main Street for 1.1 miles. Turn left onto Brickyard Lane, Turn right onto Alford Rd/A1111, Continue to follow A1111 for 4.7 miles. The property is the second one on the right hand side identified by our for sale board.

Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band C. Northwood and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1437 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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