



School Road, Great Alne, B49 6HQ

Offers over £375,000



**\*\* MUST SEE \*\* IMMACULATE \*\* Modernised and Extended \*\* Three-Bedroom Home \*\* GARDEN OFFICE – Fully Insulated and Double Glazed with Power \*\* With Generous Garden \*\* Driveway Parking \*\* Open Plan Living Spaces \*\* This beautifully presented home features a bright living room with log burner and bi-fold doors to an L-shaped kitchen/diner, plus a garden room with skylights, bi-fold and patio doors. Upstairs offers three good-sized, stylish bedrooms. Outside, a generous rear garden with lawn, paved areas, outbuilding and storage backs onto open fields.**



Beautifully Modernised Three-Bedroom Home with Stylish Interiors and Versatile Living Spaces.

This beautifully modernised and beautifully presented three-bedroom home enjoys a smart frontage with driveway parking to the front, offering both kerb appeal and everyday convenience.

The ground floor begins with an inviting entrance hall adorned with stone effect tiles, setting the tone for the high-quality finish throughout. At the front, the bright and spacious living room features a wooden floor and a charming log burner as its focal point, with bi-fold doors opening seamlessly into the L-shaped kitchen and dining area. This layout creates a natural flow, perfect for modern family living and entertaining.

The kitchen and dining space is finished to a high specification, with a wide array of neutral wall and base units, integrated appliances, and generous worktop space. A separate utility room adds further storage and keeps household tasks neatly tucked away. A convenient downstairs WC completes the practical ground floor layout.

From the dining area, double doors lead into the garden room, a light-filled second sitting area or family room. This versatile space features skylights, patio doors, bi-fold doors to the garden, and a log burner, combining comfort and style while maximising natural light.

Upstairs, the central landing leads to three good-sized and stylishly presented bedrooms and a family bathroom. The largest bedroom overlooks the rear garden, while two further rooms at the front offer flexibility for children, guests, or home working.

A generous rear garden is a true highlight of the home, offering a spacious paved area, central path, lawn, further paved seating, a mature tree, and established greenery. A fully insulated, double-glazed HOME OFFICE with power provides an ideal year-round workspace, while additional storage sheds add versatility. The garden also backs onto open fields, enhancing the sense of privacy and space.

The property benefits from both LPG gas and electric, ensuring efficient and flexible energy options for the home.

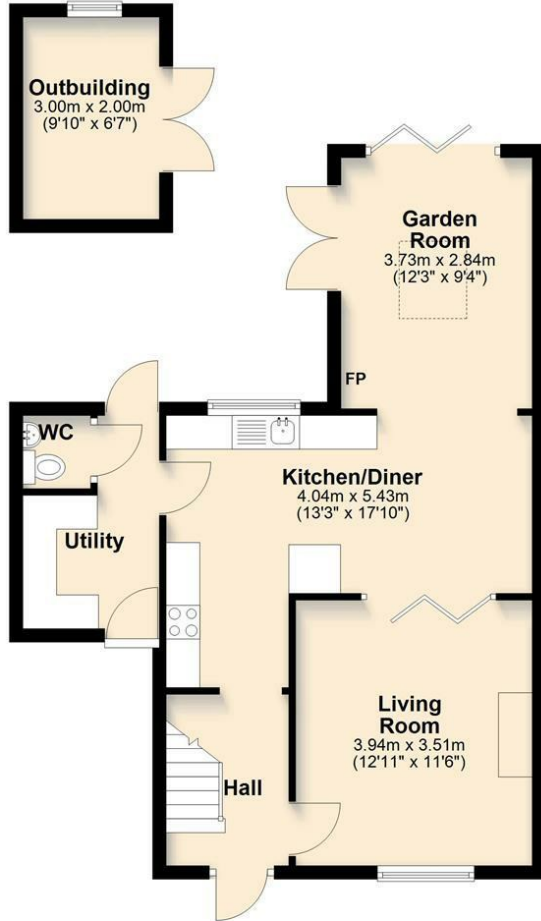
<b>Hall</b>	
<b>Living Room</b>	12'11" x 11'6" (3.94m x 3.51m)
<b>Kitchen/Diner</b>	13'3" x 17'9" (4.04m x 5.43m)
<b>Garden Room</b>	12'2" x 9'3" (3.73m x 2.84m)
<b>Utility</b>	
<b>W.C</b>	
<b>Landing</b>	
<b>Bedroom 1</b>	10'0" x 13'10" (3.06m x 4.22m)
<b>Bedroom 2</b>	11'6" x 9'3" (3.52m x 2.84m)
<b>Bedroom 3</b>	8'3" x 8'3" (2.54m x 2.53m)
<b>Bathroom</b>	9'2" x 6'7" (2.80m x 2.03m)
<b>Outbuilding</b>	9'10" x 6'6" (3.00m x 2.00m)





### Ground Floor

Approx. 59.8 sq. metres (644.2 sq. feet)

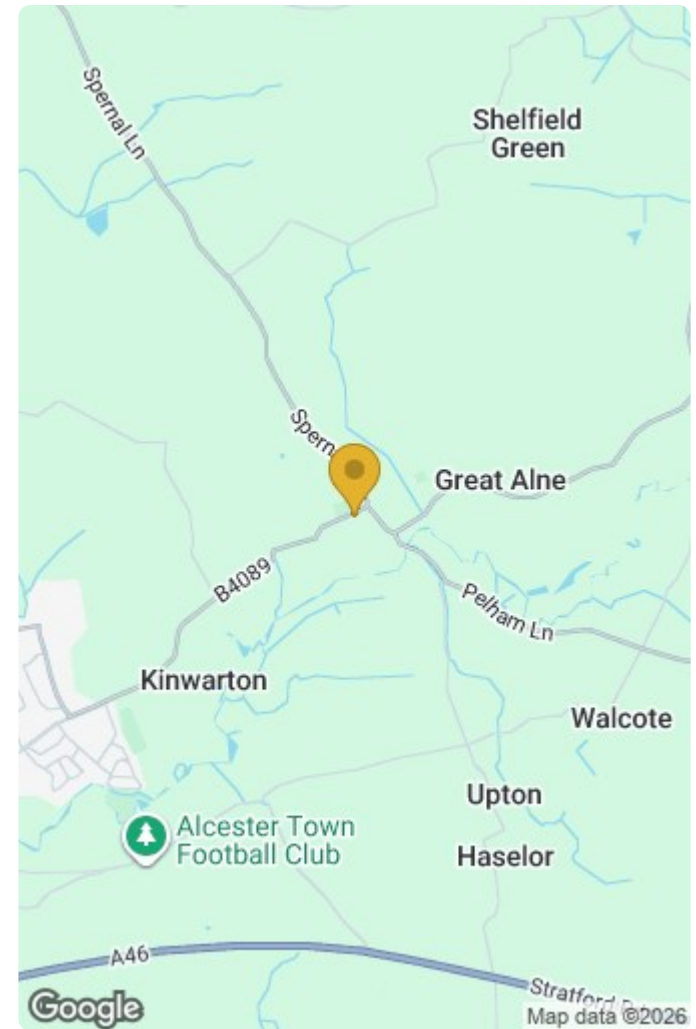


### First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 102.2 sq. metres (1099.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	