



49, Glentye Drive, Tullibody
Alloa, Clackmannanshire FK10 2US

Offers Over £259,995

County Estates are delighted to be marketing this modern detached villa with fantastic views situated in the sought after locale of Glentye Drive within the village of Tullibody. This well presented family home offers spacious living accommodation over two levels and comprises of: Welcoming entrance hallway with additional storage, modern fitted dining kitchen, bright, spacious lounge with patio doors leading to the rear garden, a separate dining room and downstairs w.c. On the upper level there are four good sized bedrooms (principal with en-suite shower room) and a family bathroom completes the accommodation on offer. The property benefits from a private front garden, fully enclosed rear garden with summerhouse and a driveway leading to a single garage. 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 via a grey composite door with obscure glazing panel. Leading to:

Entrance Hallway

16' 0" x 5' 4" (4.87m x 1.62m)

Welcoming entrance hallway with grey laminate flooring and under stair storage cupboard. Access to dining kitchen, lounge w.c and staircase to upper level.

Dining Kitchen

13' 8" x 8' 8" (4.16m x 2.64m)

Modern dining kitchen with two windows overlooking the front and the side of the property and door giving access to the side garden. Fully fitted with a good range of white, high gloss wall and base units and contrasting black worktops. Partially tiled with built-in electric oven and gas hob with extractor fan. Integrated fridge/freezer, integrated dishwasher and room for washing machine and dining room table and chairs.

W.C

Downstairs w.c which is partially tiled with white wash hand basin and w.c.

Lounge

13' 0" x 12' 4" (3.96m x 3.76m)

Bright, spacious rear facing lounge with carpeted flooring and contemporary wall mounted electric fire and sliding patio doors leading to the rear garden. Double doors give access to the dining room.

Dining Room

9' 7" x 9' 4" (2.92m x 2.84m)

Separate dining room overlooking the rear garden with carpeted flooring and ample room for dining table and chairs.

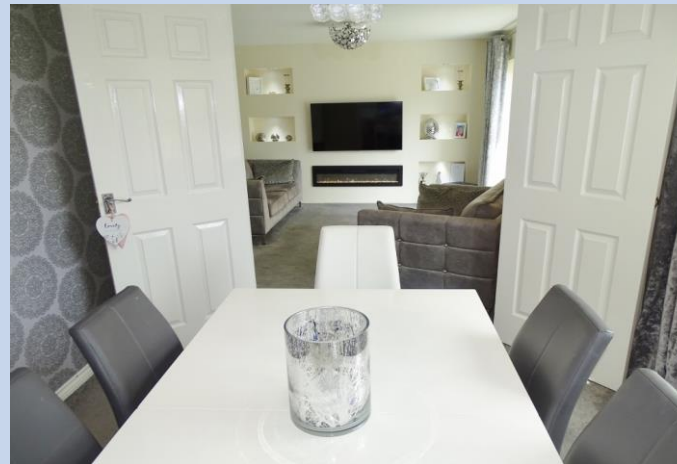
Upper Hallway

Spacious upper hallway with built-in storage cupboard housing the hot water tank. Access to all upper accommodation and loft.

Principal Bedroom

12' 3" x 8' 9" (3.73m x 2.66m)

Good size principal bedroom overlooking the front of the property with carpeted flooring, built-in double wardrobe, alcove storage and benefitting from an en-suite shower room.





En-Suite

5' 10" x 5' 3" (1.78m x 1.60m)

Partially tiled wet room with wash hand basin, w.c, thermostatic rainfall shower and obscure window to the front.

Bedroom 2

10' 3" x 8' 7" (3.12m x 2.61m)

Second double bedroom to the front with carpeted flooring, built-in double wardrobe and room for free-standing furniture.

Bedroom 3

9' 5" x 8' 1" (2.87m x 2.46m)

Third double bedroom which is carpeted and benefits from a built-in double wardrobe.

Bedroom 4

9' 4" x 8' 5" (2.84m x 2.56m)

The fourth bedroom is a good size single bedroom to the rear with carpeted flooring and room for free-standing furniture.

Family Bathroom

6' 2" x 5' 8" (1.88m x 1.73m)

Stylish family bathroom with vanity sink unit, w.c and bath with built-in T.V and thermostatic rainfall shower above. Partially tiled with black, sparkle wet-wall panelling and glass shower screen.

Heating & Glazing

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

Gardens

Private front garden laid to lawn with garden borders. Paved pathway to the side gives access to the rear garden. Fully enclosed rear garden with a section laid to lawn, a stone chipped area and a raised timber decked seating area with pergola. There is a further large, summerhouse/outside bar providing great outdoor entertainment space.



Driveway & Garage

Tarred driveway to the front of the property provides off-street parking for 2 vehicles and leads to the single garage with power and lighting. A further paved area provides extra parking for another 2 vehicles.

Included Extras

Included in the sale of the property are all carpets and floor covering blinds, curtains and curtain poles light fittings and bathroom accessories. Integrated dishwasher and integrated fridge/freezer. Built-in electric oven, and gas hob with extractor fan above. Summerhouse and wooden pergola in the rear garden.

Home Report

To view the home report for this property contact our office - admin@county-estates.net.

