



11, Northfield Gardens,  
Clackmannan, Clackmannanshire FK10 4DG

Offers Over £249,000



County Estates are delighted to present to the market this Detached bungalow situated in the village of Clackmannan.

The property comprises of: An entrance hallway with storage, bright and spacious lounge and a breakfasting kitchen. There are two good sized double bedrooms and a modern family shower room. The property is surrounded by well maintained gardens, a driveway and a single garage.

Clackmannan is a small historical village with a variety of local amenities to suit every day needs including a variety of local shops, library and primary school. Clackmannan is also close to the road and rail networks providing easy access throughout the Wee County and onto the motorways for the larger cities of Stirling, Glasgow, Edinburgh and Perth.

### Entrance

Access to the property is via a dark wood effect UPVC door with opaque glazing panels.

### Entrance Hallway

"L" shaped entrance hallway with light wood effect laminate flooring and two built-in storage cupboards. Access is provided to all of the accommodation.

### Lounge

12' 1" x 15' 9" (3.68m x 4.80m)

Bright and spacious lounge with a large window overlooking the front of the property, carpeted flooring and ample room for a dining table and chairs.

### Breakfasting Kitchen

12' 3" x 10' 4" (3.73m x 3.15m)

The fully fitted breakfasting kitchen has a good range of oak effect wall and base units with complimentary worktops and breakfasting bar. Appliances include: an under-counter fridge and freezer and a washing machine with space for a free-standing cooker. Fully tiled with vinyl flooring and a door providing access to the rear garden.

### Principal Bedroom

10' 5" x 10' 11" (3.17m x 3.32m)

The principal bedroom overlooks the rear of the property, with carpeted flooring and benefits from built-in wardrobes with mirrored doors.

### Bedroom 2

10' 6" x 10' 2" (3.20m x 3.10m)

The second double bedroom is to the front of the property with carpeted flooring and ample room for free-standing furniture.

### Family Shower Room

8' 11" x 5' 5" (2.72m x 1.65m)

The modern family shower room is fully tiled with a white wash hand basin, w.c, and a walk-in shower with an electric shower and chrome accessories.

### Heating & Glazing

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







## Gardens

The property benefits from a wrap-around garden which is well maintained with an area laid to lawn to the front and side with garden borders. The fully enclosed rear garden has paved seating areas with an array of plants and shrubs.

## Parking

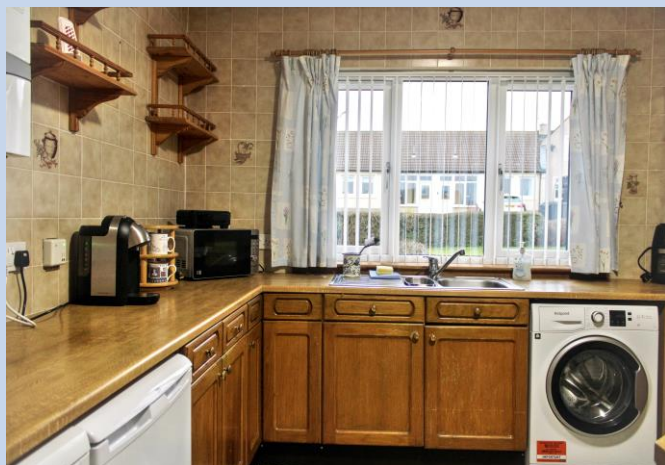
The property has a large tarred driveway to the front providing off-street parking for 2/3 vehicles, leading to the single garage with power and lighting.

## Included Extras

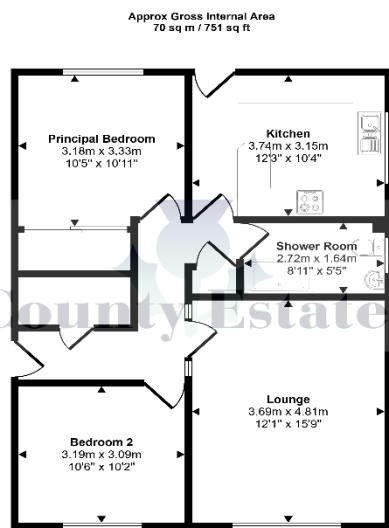
Included in the sale of the property are all fixtures, fittings and floor coverings, blinds, curtains and light fittings. Under-counter fridge, freezer and washing machine.

## Home Report

To view this home report please email us on: [admin@county-estates.net](mailto:admin@county-estates.net)







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

