

33 STEWART ROAD,
ALFORD

OFFERS OVER £215,000

peterkins













33 Stewart Road
Alford
AB33 8UA

Offers Over £215,000

- 3 bedroomed detached dwellinghouse
- Integral single garage and driveway
- Quiet residential street
- Well-proportioned living and bedroom accommodation
- Close to the local schools, shops and amenities
- Well-presented throughout
- Oil central heating and full double glazing
- Fully enclosed rear garden
- Good commuter base

Viewing by appointment only please contact Peterkins on (01467) 672800

EPC: D
Council Tax Band: E

Description: We are pleased to offer for sale this 3 bedroomed detached dwellinghouse with single garage set in a quiet residential area of the popular village of Alford. Benefitting from well-proportioned living and bedroom accommodation throughout, the ground floor comprises of an Entrance hallway, open plan Lounge and Diner, Kitchen, Utility room and a W.C. The upper floor consists of a Master bedroom with ensuite shower room, Family bathroom and another two good sized bedrooms. With oil central heating and full double glazing. Outside, there is a driveway providing off street parking leading to the garage and the rear garden is mostly laid to lawn, well maintained and fully enclosed ideal for a family with children and/or pets. Early viewing is recommended to appreciate all this property has to offer.

Location: Alford is a thriving village enjoying a host of excellent amenities with primary and secondary schooling and Community Campus providing a nursery, primary school, academy, swimming pool and community library. Additional recreation activities include a golf course, tennis, bowling, a dry ski slope and the Haughton Country Park. The village maintains a good range of shops, hotels, a library and health centre and is well placed for access to the Lecht ski resort as well as being within easy commuting distance of Westhill, Aberdeen, Dyce and Inverurie.

Directions: Travel on the A944 Aberdeen-Alford road, once in the village continue along Aberdeen Road and take the first road on the right into Stewart Road. Continue along the road and Number 33 is situated on the right hand side.

Entrance Hallway: Entered at the front of the property, a part opaque glazed door with side panel opens into the hallway that then leads onto the lounge, W.C, kitchen and staircase to the upper floor. Cloak cupboard houses the consumer unit and meter. Ceiling light; smoke alarm and telephone point.

W.C: Fitted with a toilet and wash hand basin with splashback and mirror above. Ceiling light; opaque window with roman blind and floor tiling.

Lounge/Diner: 25'2'' at widest x 11'9'' at widest (7.68m x 3.58m) An open plan room consisting of both the lounge and dining area to the rear benefitting from both a bay window to the front and French doors that open out to the rear garden filling the room with natural light. Space for a range of furniture including a large dining table and with an electric coal effect fireplace with slate hearth and a wooden surround. Ceiling light fitments; smoke alarm; television and telephone points and carpet.

Kitchen: 12'8'' x 10'6'' (3.86m x 3.20m) Accessed from both the hallway and the dining area, the kitchen is fitted with a modern range of units with coordinating worktops and upstands. Single bowl sink with drainer, mixer tap and a large window above overlooking the rear garden. The integrated appliances include a dishwasher, eye level oven, combination microwave, fridge freezer and an induction hob with mosaic tile splashback and chimney style extractor hood above. Built in pantry style cupboard with fitted shelving provides great storage. Downlights; smoke alarm; display glass shelving and tile effect flooring.

Utility room: 9'3'' x 5'2'' (2.81m x 1.57m) Fitted with base and wall units, coordinating worktops and upstands. Stainless steel sink with mixer tap and window above. Washing machine and tumble dryer to remain. Ceiling light and tiled flooring with mat well carpet at the part glazed door to the rear garden. Door into the integral garage.





Staircase to upper floor: Carpeted staircase leads to the upper floor landing giving access to the bedroom accommodation and family bathroom. Access hatch into loft space. Ceiling light and smoke alarm.

Bathroom: Fitted with a 3 piece suite comprising of a concealed cistern toilet, wash hand basin and a bath with shower head attachment. Splashback tiling around the bath and wash hand basin with a fitted mirror and shaver points. Opaque window with roman blind. Ceiling light; extractor fan; chrome fitments and tiled flooring.

Master Bedroom: 11'9'' x 11'1'' (3.58m x 3.37m) A spacious master bedroom benefitting from great built in storage and an ensuite shower room. Ample space for a double bed along with a range of freestanding furniture and the wardrobes have mirrored sliding doors, hanging rails and shelving. A separate cupboard has fitted shelving and coat hooks. Bay window with roman blind. Ceiling light; television point and carpet.
Ensuite: Fitted with a toilet, wash hand basin and a separate aqua paneled shower enclosure with a mains fed shower head. Aqua paneling along one wall and coordinating floor tiles. Built in airing cupboard housing the hot water tank. Opaque window with roman blind. Downlights; extractor fan; shaver point and heated towel rail.

Bedroom: 11' x 8'7'' (3.35m x 2.61m) Another double bedroom with space for a bed and free standing furniture. Window with Velux above both with blinds fitted. Cupboard with hanging rail and shelf. Ceiling light and carpet.

Bedroom: 10'6'' x 6'5'' (3.20m x 1.95m) Completing the accommodation, this bedroom can accommodate a single bed or would suit a home office if needed. Cupboard with hanging rail and shelf. Window with Velux above both with fitted blinds. Ceiling light and carpet.

Outside: The lock block driveway provides off street parking and leads to the garage. The integral single garage houses the central heating boiler and benefits from light, power and an up and over door. It can also be accessed from the utility room and has an overhead loft space with fitted Ramsay ladder providing further storage.
The remaining front garden is laid to lawn with borders of plants.
A wooden gate at the side opens into the rear garden which is fully enclosed with fencing making it ideal for a young family with children and/or pets. Lock block area provides a great spot for outdoor furniture ideal for entertaining and family gatherings. The garden is laid to lawn with borders of bushes and plants.
Outdoor security lighting and tap. Rotary clothes dryer. Storage shed.

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All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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