



## Alder Heath Cottage

**£480,000**

- Council Tax - E. EPC - D.
- Three generously-sized bedrooms
- Two versatile reception rooms
- Charming conservatory space
- Well-kept private garden
- Stunning scenic views
- Garage for parking and storage.



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## About the property

This charming detached house in a highly sought-after location features three bedrooms, family bathroom, reception rooms, a well-appointed kitchen, and conservatory. Benefits from a garage, and a well-kept gardens with stunning views, all within close proximity to local amenities, and schools.





## Accommodation

### Entrance Hall

4' 5" x 5' 5" ( 1.35m x 1.65m )

### Living Room

26' 7" x 12' 7" ( 8.10m x 3.84m )

### Dining Room

11' 2" x 12' 7" ( 3.40m x 3.84m )

### Conservatory

13' 1" x 12' 7" ( 3.99m x 3.84m )

### Kitchen

13' 2" x 12' 2" ( 4.01m x 3.71m )

### Utility Room

7' 4" x 5' 5" ( 2.24m x 1.65m )

### Landing

### Bedroom One

15' 7" x 12' 7" ( 4.75m x 3.84m )

### Bedroom Two

8' 9" x 9' 4" ( 2.67m x 2.84m )

### Bedroom Three

15' x 12' 7" ( 4.57m x 3.84m )

### Family Bathroom

8' 8" x 9' 7" ( 2.64m x 2.92m )

## Floorplan



**Ground Floor**



**First Floor**

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