







ABODE Estate Agents are delighted to offer for sale this fully modernised two-bedroom cottage, ideally located in the ever-popular village of Alton. This spacious and beautifully presented home offers a rare opportunity to live in a highly sought-after area, with excellent local amenities nearby, including schools, leisure facilities, and strong road links.

The accommodation briefly comprises a large, modern kitchen fitted with a range of units and integrated appliances, a cosy lounge featuring a log-burning fireplace and timber flooring, and a separate dining room accessed via double doors. The ground floor also includes a stylish wet room and a practical utility area.

Upstairs, there are two generously sized double bedrooms, both serviced by a contemporary family bathroom with a P-shaped bath and waterfall shower. Outside, the property boasts a well-maintained rear garden with a spacious patio, lawn, and mature planting, along with ample off-road parking to the rear.

Early viewing is strongly recommended to avoid disappointment.



## Hallway

The hallway features a Minton-style tiled floor and a decorative archway with coving to the ceiling. A central heating radiator, electrical consumer unit, and electric meter are neatly positioned, with a UPVC double glazed front entry door providing access. The staircase rises to the first-floor landing, with coat hooks, a smoke alarm, and an internal door leading through to the dining room.

## Dining Room

This welcoming room offers a UPVC double glazed window to the rear elevation, a central heating radiator, and a focal point open fireplace with surround and hearth. A useful under-stairs storage cupboard adds practicality, while folding doors open through to the lounge.

## Lounge

The lounge enjoys a UPVC double glazed bay window to the front elevation and timber panelled flooring throughout. A central heating radiator and TV aerial point are provided, while the standout feature is a log-burning fireplace with sandstone mantle and tiled hearth.

## Kitchen

The kitchen is fitted with two UPVC double glazed windows to the side elevation and offers a range of matching base and eye-level storage cupboards and drawers. Wood block effect roll-top work surfaces complement the fittings, and integrated appliances include a stainless steel sink and drainer with mixer tap, stainless steel gas hob with matching extractor hood, oven and grill, integrated dishwasher, and washing machine. A central heating radiator is fitted, and an opening leads to the utility area.



## Utility Area

With a UPVC double glazed side entry door, the utility provides a drop-edge wall block worktop with space beneath for additional white goods, as well as freestanding space for further appliances. The central heating combination gas boiler is located here, along with an internal door leading to the wet room.









### Wet Room

The wet room benefits from a UPVC double glazed frosted glass window to the rear elevation. It features an electric shower with PVC wall panelling, a low-level WC with continental flush, floating wash basin with mixer tap, chrome heated towel radiator, and spotlighting set into the ceiling.

### Landing

The landing offers access to the loft space via hatch, a smoke alarm, and internal doors leading to the bedrooms and bathroom.

### Bedroom One

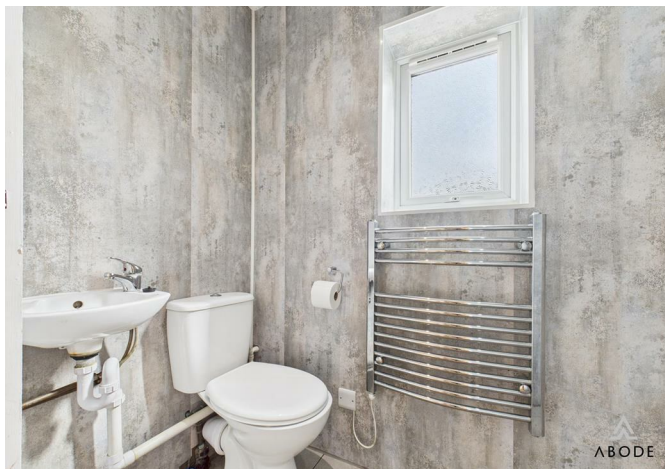
A bright double room with two UPVC double glazed windows to the front elevation and a central heating radiator.

### Bedroom Two

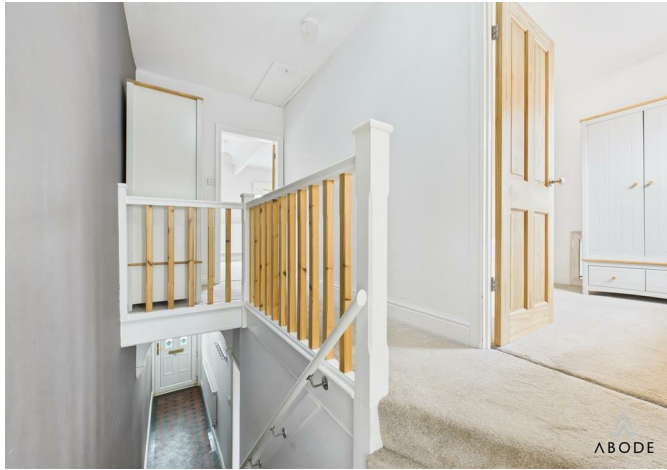
This bedroom enjoys a UPVC double glazed window to the rear elevation and a central heating radiator.

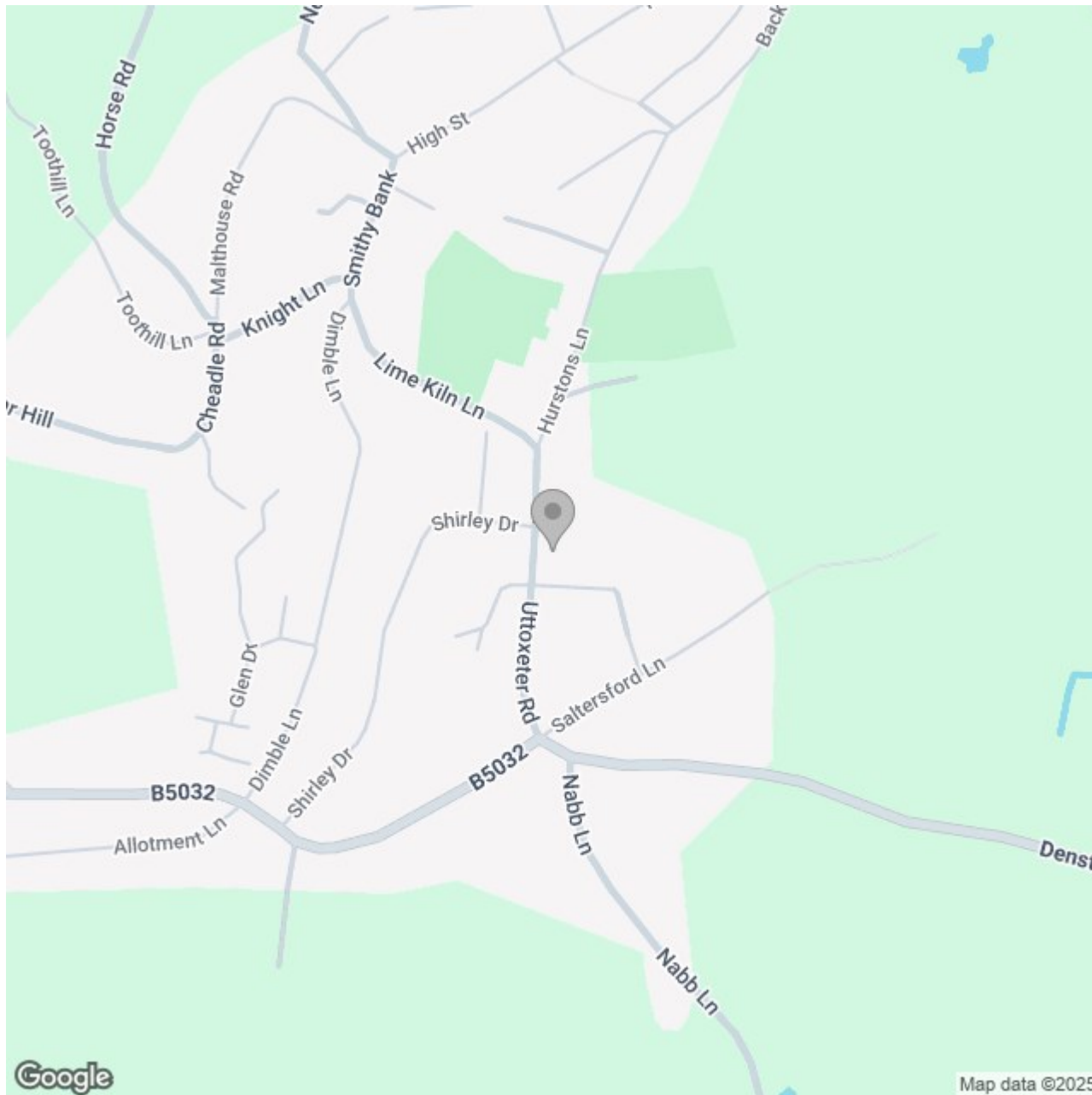
### Bathroom

The bathroom is fitted with a UPVC double glazed partly frosted window to the rear elevation and a modern three-piece suite comprising a low-level WC, wash basin with mixer tap, and a P-shaped bath with showerhead attachment, glass screen, and waterfall showerhead. A chrome heated towel radiator, extractor fan, and spot lighting to the ceiling complete the space.









## 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>		<b>78</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 