



# Energy-efficient single-family house on a pleasant location

*Tulpenlaan 25, 3570 Alken*

# Energy-efficient single-family house on a pleasant location

*This well-appointed property is located near the village centre of Alken with mainly destination traffic. Other features include energy label B (bordering on A), optimal natural light, 3 full-size bedrooms and a landscaped garden including terrace.*

## Layout

The entrance hall with guest toilet and cloakroom leads directly to the living room, semi-open plan kitchen and separate store room. The enclosed and fully landscaped outdoor area features two landscaped car parks with electric charging point (fast charger), a garage including workshop and a garden house.

The first floor comprises a centrally located night hall, a bathroom including 2nd toilet, three bedrooms where 1 has a possible walk-in dressing room.

The upper level comprises two separate storage attics, ideal for storing seasonal materials.

## Finish

The bespoke kitchen is finished in a set of low and high cabinets fitted with a wooden worktop, A-brand appliances (Miele, Electrolux), 90 cm gas hob with matching extractor hood, steamer, oven, fridge, single bowl sink and shutter.

The bathroom has a vanity unit including single sink, second toilet, built-in cupboard, bath and shower combination.

The house features contemporary living comfort combined with sustainable technologies such as 18 photovoltaic panels, a condensing gas wall boiler and air conditioning including heat pump.

# Facts & Figures

## Address Details

**address** Tulpenlaan 25  
3570 Alken

## Financial information

**registration fees apply** yes

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## Technical information

<b>year of construction</b>	1996	<b>bedrooms</b>	3
<b>plot size</b>	595 m <sup>2</sup>	<b>bathrooms</b>	1
<b>habitable living space</b>	128 m <sup>2</sup>	<b>garages</b>	1
<b>patio orientation</b>	south east	<b>parking spaces</b>	3
<b>garden orientation</b>	south west	<b>epc</b>	103 kwh/m <sup>2</sup>

**extra** videophone, fire detection, airconditioning system, garden shed

**g-score** b

**p-score** d

**worg** no