



Westminster Road, Stoneygate

Offers Over £735,000

A FOUR BEDROOM detached family home with a ground floor utility area and shower room. Externally, there is a driveway providing off road parking and a mature ESTABLISHED rear garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

Via a double glazed door, with stairs to first floor, radiator.

Reception Room One 14' 0" x 13' 3" (4.27m x 4.04m)

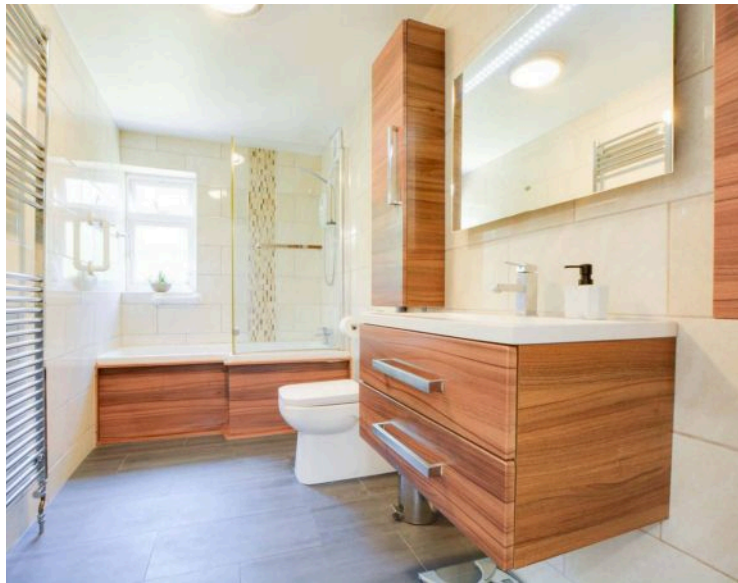
With double glazed window to the front elevation, electric fire with surround and hearth, TV point, radiator, double doors to reception room two.

Reception Room Two 14' 4" x 14' 1" (4.38m x 4.29m)

With double glazed patio doors to the rear elevation, TV point, radiator.

Dining Kitchen 15' 9" x 12' 3" (4.80m x 3.74m)

With double glazed window and French doors to the rear elevation, spotlights, ceramic tiled floor, part tiled walls, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, gas cooker point, extractor hood, stainless steel splashback, space for fridge freezer, integrated dishwasher, plumbing for washing machine, door to utility area, radiator.



Utility Area 9' 5" x 9' 2" (2.87m x 2.80m)

With double glazed door to the side elevation, gas meter, ceramic tiled floor, base unit, gas boiler, ceramic tiled floor, radiator.

Shower Room 9' 2" x 6' 9" (2.79m x 2.05m)

Maximum measurement. With shower cubicle, low-level WC, wash hand basin with storage below, mirror, tiled floor, tiled walls, spotlights, chrome towel rail/radiator.

First Floor Landing

With double glazed window to the front elevation.

Bedroom One 14' 2" x 11' 9" (4.31m x 3.58m)

With double glazed window to the front elevation, built-in wardrobes, TV point, radiator.

Shower Room 9' 2" x 6' 9" (2.79m x 2.05m)

With shower cubicle, wash hand basin with storage below, tiled walls, tiled floor, spotlights.

Bedroom Two 14' 0" x 10' 6" (4.27m x 3.21m)

With double glazed window to the front elevation, sliding doors to walk-in wardrobe area, radiator.

Bedroom Three 13' 1" x 9' 4" (3.99m x 2.85m)

With double glazed window to the front elevation, loft ladder leading to loft, radiator.

Bedroom Four 12' 0" x 8' 0" (3.65m x 2.44m)

With double glazed window to the rear elevation, built-in wardrobes, radiator.

Bathroom 12' 1" x 5' 5" (3.69m x 1.65m)

With double glazed window to the rear elevation, bath with shower over, low-level WC, wash hand basin with storage below, wall mounted storage, ceramic tiled floor, tiled walls, chrome ladder towel rail/radiator.

Rear Garden

A mature and established rear garden with paved patio seating area, lawn, flowerbeds and shrubs, fencing to perimeter, store.

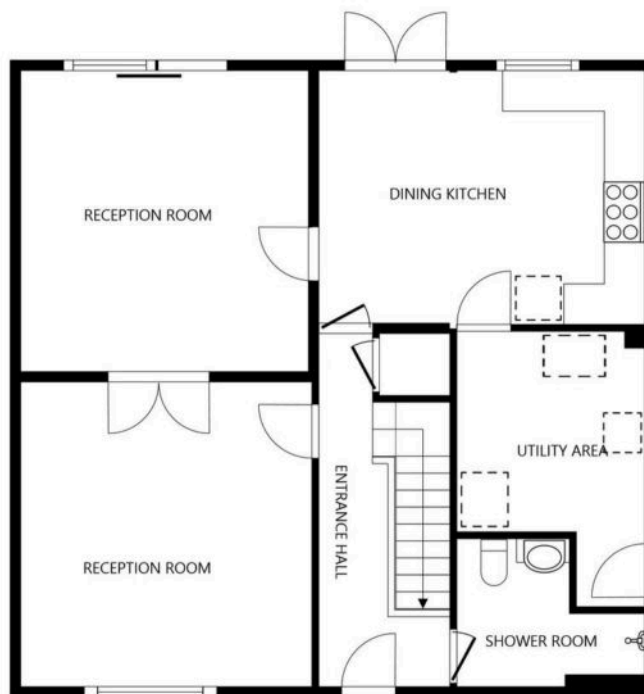
Driveway

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.