

# Keith Clough

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14 Westmoreland Close,  
Westwoodside, DN9 2DZ

Price Guide: £400,000



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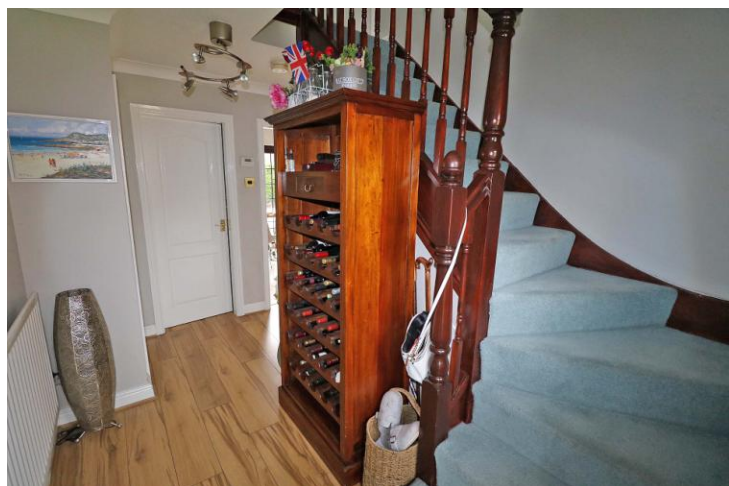


# 14 Westmoreland Close, Westwoodside, DN9 2DZ

Immaculately presented four bedroom detached house in the heart of the village of Westwoodside. Principle bedroom with en-suite and three further bedrooms one of which also has an en-suite. The house offers generous living space throughout to include a large family lounge, dining kitchen, dining room, utility room, downstairs cloakroom, freezer room, upstairs family bathroom and galleried landing with walkway. The property sits on a private corner plot surrounded by mature shrubs and an abundance of flowers and plants on peaceful grounds. There is a wonderful patio area with a pizza oven ideal for entertaining. There is a double garage and driveway offering ample parking for extra vehicles. Upvc double glazing. The property is well placed to access local amenities. Viewing is a must to appreciate this wonderful family home on offer.

## ACCOMMODATION GROUND FLOOR:

**RECEPTION HALLWAY:** Entrance door with side window. Laminate flooring. Staircase leading to first floor landing and bedrooms. Under stairs storage. Radiator.



**CLOAKROOM:** Rear facing window. WC and hand basin. Half tiled walls. Laminate flooring. Radiator.



**LIVING ROOM: 21' 0" x 12' 4" (6.405m x 3.764m)** Bay window with window seat. Rear facing By folding doors. Living flame gas fire with stone fireplace surround and heath. Television points. Radiators.



**DINING ROOM: 12' 1" x 11' 5" (3.691m x 3.500m)** Front facing window overlooking garden and driveway. Radiator.



**KITCHEN/DINER: 14' 8" x 9' 4" (4.491m x 2.863m)** Window and French doors leading onto patio area and garden. A range of stylish fitted high gloss base and wall units with drawers and rounded corners, worktop and upstands. Single basin drainer sink with mixer tap. Induction hob with extractor fan above. Built in oven and grill. Integral fridge. Down lights. Laminated floor. Radiator.



**FREEZER ROOM: 6' 3" x 5' 11" (1.920m x 1.825m)** Rear entrance door. Fitted base and wall units and work top with two integral freezers under and wine cooler. Laminate flooring.



**FIRST FLOOR LANDING: Rear facing arched window and loft access.**



**UTILITY ROOM: 11' 4" x 5' 7" (3.477m x 1.727m)** Rear window and door leading onto garden patio area. Fitted base cupboard and worktop incorporating single stainless steel sink with mixer taps. Provision for washing machine and dryer. Laminate floor. Radiator. Personal door leading to garage.



**BEDROOM 1: 18' 9" x 15' 11" (5.726m x 4.860m)** Dual aspect windows. Extensive hanging space and shelving. Television points. Radiators.



**ENSUITE: 10' 2" x 3' 10" (3.107m x 1.179m)** Window. Vanity sink unit with display top, shelving and drawers incorporating a low-level WC. Vanity mirror. Tiled walls and floor. Shower cubicle with hand shower and rain fall shower. Ceiling spotlights. Heated towel rail.



**BEDROOM 2: 11' 9" x 10' 8" (3.598m x 3.255m)** Front facing window. Radiator.



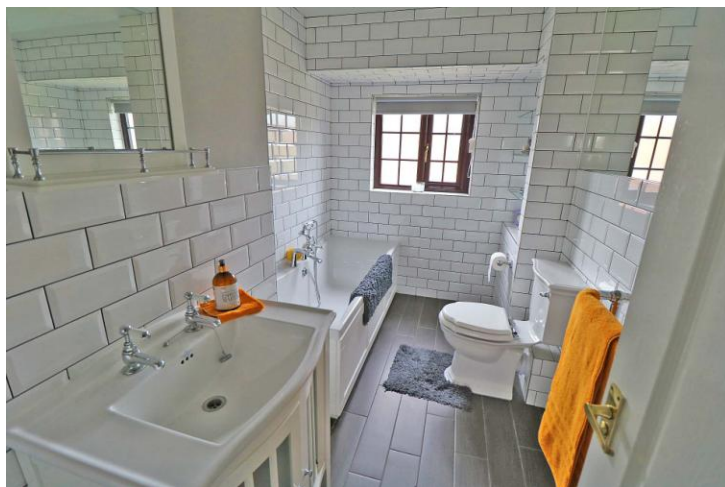
**ENSUITE: Side facing window. Vanity sink unit, low level WC. Shower cubicle. Tiled walls and floor. Heated towel rail.**



**BEDROOM 3: 14' 3" x 8' 11" (4.362m x 2.718m)** Rear facing window. Radiator.

**BEDROOM 4: 12' 7" x 8' 11" (3.860m x 2.723m)** Rear facing window looking over garden. Built in storage. Radiator.

**BATHROOM: 10' 2" x 6' 0" (3.118m x 1.833m)** Front facing window. Vanity sink unit with cupboards under, low level WC and bath with hand shower. Display shelving. Partially tiled walls incorporating a vanity mirror. Tiled floors. Ceiling spotlights. Heated towel rail.



**OUTSIDE:** The property sits on a sizable plot surrounded by mature shrubs, plants, and several other delightful features. The driveway which has space for several vehicles leads to a double garage. There are also lovely steppingstones that lead to the front door. To the rear there is a beautiful private patio area with a pizza oven leading onto a well-cared for mature garden.



note: appliances such as radiators, heaters, boilers, fixtures and utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantees can be given that they are suitable or in working order. We cannot guarantee that buildings regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements are approximate.

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