



**9 Park Close,  
Westwoodside, DN9 2AN**

- A wonderful opportunity to acquire a four bedroomed bungalow in the popular village of Westwoodside. The property briefly comprises reception hallway, living room, dining kitchen, four bedrooms, one currently being used as a study, ensuite and family bathroom. Brick blocked paved driveway with ample parking at the front with a lawned garden all enclosed by a hedge and brick wall boundary. To the side there is a garage with storage. At the rear of the property there is a patio area with a split lawned garden with well established shrubs and trees.  
Upvc double glazed windows and gas fired central heating.

\* Building plot with outline planning permission to erect a two-bedroom bungalow with garage and access driveway. Please contact agents for further information. ●

- 4 bedroom detached bungalow - Family bathroom and one ensuite - Garage with storage at the rear - Lovely patio area and established garden - UPVC double glazing and gas fired central heating - Good local amenities - \*Building plot at the rear ●

**Price Region: £415,000**

**NOW REDUCED TO: £375,000**



**DETACHED BUNGALOW:**

**GROUND FLOOR ONLY:**

**RECEPTION HALLWAY:** Front facing entrance door with glass side screen. Laminate flooring. Front facing window. Coved ceiling. Radiator.



**LIVING ROOM: 17' 8" x 10' 11" (5.388m x 3.339m)** Rear facing French doors with side screens leading to the garden patio. Television point. Radiator.



**DINING KITCHEN: 19' 6" x 12' 3" (5.955m x 3.747m)**

Rear facing window and entrance door and additional rear facing French doors. Fitted base and wall units with drawers, larder storage, high level cupboards and wine rack. Four ring gas hob with extractor over separate oven and grill. Worktops incorporating a one and half bowl single drainer sink with mixer taps and tiled splashbacks. Provision for washing machine and fridge freezer. Loft access. Radiator with cover.



**BEDROOM : 13' 11" x 10' 6" (4.253m x 3.224m)** Front facing window. Coved ceiling. Radiator.



**BEDROOM : 10' 5" x 6' 10" (3.180m x 2.101m)** Rear and side facing windows. Coved ceiling. Radiator.



**ENSUITE:** Pedestal wash basin, low level WC and tiled shower cubicle. Fully tiled walls and floor.

**BEDROOM : 12' 7" x 9' 0" (3.854m x 2.758m)** Side facing windows. Built in storage. Radiator.



**STUDY/BEDROOM: 8' 8" x 8' 0" (2.642m x 2.445m)** Front facing window. Laminate flooring. Radiator



**BATHROOM: 10' 7" x 6' 8" (3.238m x 2.053m)** Side facing window. Fitted white suite comprising of a low level WC, pedestal wash basin and claw foot bath with central mixer tap and hand shower attachment. Tiled splash backs. Heated towel rail.



**OUTSIDE:** To the front of the property there is parking space and a lawned front garden surrounded by a wall and hedge boundary. To the side a brick block paved driveway offers additional parking and a personal gate that gives access to a brick built garage with attached storage. There is a lovely patio at the rear of the property with a garden pond. The garden is a split level with lawn, well established shrubs and various trees. External lights and outside tap. Wooden shed.

**\*OUTLINE PLANNING PERMISSION:** At the rear of property there is a building plot with outline planning permission to erect a two-bedroom bungalow, garage and access driveway. **Application Number: PA/2022/277**

**Services:** Mains water, electricity, drainage and gas.

**Local Authority:** North Lincs Council.

**Council Tax:** Band C.

**Tenure:** Freehold assumed.

**Viewing:** Strictly by appointment with Keith Clough Estate Agents- 01427 873236