



**31 Akeferry Road,
Westwoodside, DN9 2DX**

- This four bedroomed detached property is located in the highly popular village of Westwoodside. Ideally situated for a variety of local amenities to include schools, dentist, doctors, and food outlets etc. Briefly comprising reception hallway, downstairs cloakroom, living room, dining room, kitchen, and utility room. First floor landing with four bedrooms, one with en-suite facilities and a family bathroom. To the front of the property there is a lawned garden with driveway that leads to the rear garden and with detached double garage and patio area all enclosed by a well-established hedged boundary. Gas central heating and double-glazed units. Contact Agents for a viewing! •
- 4-bedroom detached house - Reception Hall / Cloakroom / Living Room - Kitchen / Utility Room / Dining Room - Four bedrooms / one ensuite / family bathroom - Well placed to access local amenities - Lawned gardens to front and rear - Ample space for off road parking •

Price Region: £350,000

DETACHED HOUSE

RECEPTION HALL Canopied entrance door and window. Hallway with staircase leading to first floor with bedrooms. Built in storage cupboard. Laminate flooring. Radiator.



CLOAKROOM Rear facing window. WC and hand wash basin with tiled splashback. Radiator.



DINING LIVING ROOM 25' 2" x 11' 11" (7.687m x 3.657m) Front facing window. Rear facing French doors leading to the garden and patio area. Brick fireplace extending to chimney breast with open fire and tiled hearth. Laminate flooring. Television point. Radiator.



KITCHEN 13' 2" x 9' 2" (4.023m x 2.802m) Rear facing window. Grey fitted base and wall units with drawers and larder storage. Worktop incorporating one and half bowl with mixer taps and tiled splashback. Chrome four ring gas hob extractor fan. Built in oven and separate grill. Tiled floor. Radiator,



UTILITY ROOM 6' 11" x 6' 0" (2.116m x 1.847m) Side facing entrance door and window. Fitted worktop with provision under for washing machine and dishwasher. Tiled flooring.

DINING ROOM 11' 0" x 9' 11" (3.367m x 3.048m) Front facing window. Radiator.

LANDING Front facing window. Built in storage cupboard.



BEDROOM 1 14' 9" x 11' 11" (4.519m x 3.635m) Rear facing window. Radiator.



ENSUITE Rear facing window. WC and pedestal hand wash basin. Shower cubicle. Tiled walls. Shaving point.



BEDROOM 2 13' 3" x 9' 2" (4.054m x 2.819m) Rear facing window. Radiator.

BEDROOM 3 10' 2" x 9' 11" (3.114m x 3.023m) Front facing window. Radiator.

BEDROOM 4 11' 11" x 8' 11" (3.648m x 2.743m) Front facing window. Radiator.

BATHROOM 9' 10" x 6' 10" (3.019m x 2.107m) Side facing window. Vanity sink unit with display top and incorporating WC. Enclosed jacuzzi bath with steam shower over. Floating wall unit. Tiled floor and walls. Vanity mirror with shaving point. Heated towel rail.



OUTSIDE To the front of the property there is a lawned garden with a stepping stone pathway leading to the front door surrounded by established trees. To the side of the property there a driveway that leads to the detached double. To the rear of the property there is a lawned garden with a patio area all surrounded by a wooden fence and well-established trees.



SERVICES: Mains water, electricity, drainage, and gas.

LOCAL AUTHORITY: North Lincolnshire Council
COUNCIL TAX:

TENURE: Freehold assumed.

VIEWING: Strictly by arrangement with Keith Clough
Agents – 01427 873236