



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

- A wonderful opportunity to acquire this immaculately presented three bedroomed family detached Dormer Bungalow. This delightful property has been finished to a high standard. Briefly comprising reception hall, living room, kitchen, lovely living/sun room with feature lantern roof, dining room, three bedrooms two of which have ensuite cloakrooms and family bathroom. To the front of the property there are two driveways, one that leads to a single garage and the other that leads to the carport. The rear of the property has a lovely, paved patio and lawned garden with a hedge boundary. Included in the sale there is also a wonderful summer house ideal for hot tub, office or leisure. Gas fired central heating and double glazed windows. Viewing is recommended to appreciate the lovely living accommodation this property has to offer. ●

- 3 bedroom detached Dormer Bungalow - Two ensuites and family bathroom - Reception Hall/Living Room - Kitchen/Dining Room - Two driveways/Garage/Car Port - Beautifully presented accommodation over 2 floors - Contemporary open plan kitchen ●

Asking Price of £349,950

Now Reduced To :£344,950

RECEPTION HALLWAY: Entrance canopied door with glass side screen. Oak flooring. Staircase leading to bedrooms. Feature archway. Radiator.

LIVING ROOM: 18' 8" x 12' 1" (5.695m x 3.696m) Front facing window. Wonderful feature open grate cast fire with slate tiled hearth and oak fireplace surround. Recesses with built in shelving and base cupboards. Television points. Radiator.



LIVING/SUNROOM: 16' 2" x 11' 8" (4.934m x 3.578m) Double aspect windows and side facing bifold doors overlooking the patio and garden. Matching larder storage from kitchen area with additional freezer. Television point. Lantern roof/ceiling spotlights. Radiator.



DINING ROOM: 11' 11" x 10' 3" (3.646m x 3.128m) Front facing window. Radiator.



KITCHEN: 17' 7" x 9' 8" (5.362m x 2.968m) Rear facing window overlooking the garden. High gloss storage cupboards. Larder storage cupboards. Worktop incorporating a single bowl drainer sink with mixer taps with shower head. Four ring gas hob with extractor above. Built in oven and separate grill. Dishwasher, fridge freezer and washing machine. Breakfast bar with wine rack incorporated and corner cupboards. Radiator. Ceiling spotlights. Open plan accommodation leading into:-



BEDROOM 1: 9' 7" x 8' 1" (2.945m x 2.474m) Rear facing window overlooking garden. Oak style floor. Radiator.



BATHROOM: 8' 11" x 6' 2" (2.728m x 1.880m) Rear facing window. WC and pedestal sink with tiled splashback. Bath with hand shower and rain shower over. Ceiling spotlights. Radiator.



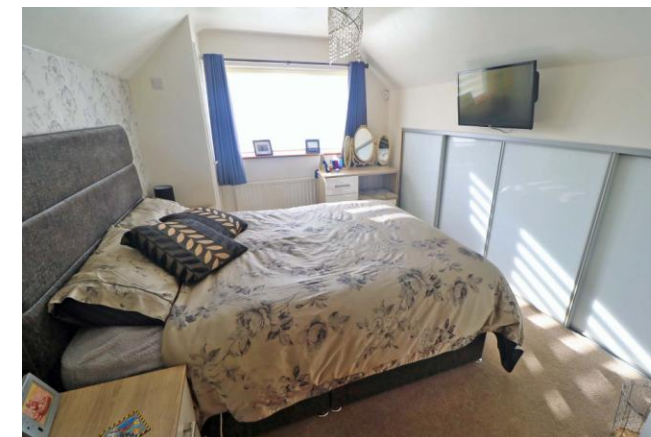
FIRST FLOOR: Under eaves storage.

BEDROOM: 2 15' 0" x 9' 4" (4.596m x 2.861m) Side facing window. Built in wardrobes and additional under eave storage and cupboards. Television point. Radiator.



ENSUITE: Vanity sink unit with cupboard beneath and mirror above and tiled splashback. Shower cubicle and low-level WC.

BEDROOM 3: 10' 10" x 8' 9" (3.315m x 2.671m) Side facing window. Built in floor to ceiling wardrobe with central display top and cupboards under. Radiator.



ENSUITE: Vanity sink unit with mirror and lights above. Low level WC. Corner shower cubicle.

OUTSIDE: To the front of the property there is a well-cared for enclosed lawned garden with shrubs and borders. To the left of the property there is a driveway that leads to a single garage with up and over door. To the right of the property there is a driveway that offers off road parking for several vehicles that leads to a carport. The rear garden has a wonderful, paved patio area that leads off to the mostly lawned garden with an established shrubs and borders that is all surrounded by a hedge boundary.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band: C

TENURE: Freehold assumed **VIEWING:** Strictly by appointment with Keith Clough Estate Agents - 01427 873236