



32 Westmoreland Close, Westwoodside, DN9 2DZ

- A sizable detached 4-bedroom family home situated in a lovely Cul-de-sac offering superb family accommodation. Westwoodside has excellent local amenities to include schools, doctors, shops and easy access for motorway links. The property briefly comprises reception hall, cloakroom, living room, dining room, kitchen, utility room, storage utility area and conservatory. First floor landing, 4 bedrooms two with ensuite facilities and family bathroom. To the front of the property there a lawned garden and driveway that leads to the double garage. There is access either side to the rear of the property. The rear lawned garden is full of established shrubs and plants. There is also a wooden shed and greenhouse all enclosed by a wooden fenced boundary. Viewing comes recommended to appreciate this family home.

Contact Agents for a viewing! •

- Good sized 4-bedroom family home - Reception Hall / Cloakroom / Living room - Dining room / Kitchen / Utility room - Storage utility area / Landing / 4 bedrooms – 2 x ensuite / Bathroom / Conservatory - Garden to front & rear - Access to both sides of the property •

Price Region: £399,950

Now Reduced To: £385,000

DETACHED HOUSE

RECEPTION HALL Upvc entrance door and window. Wooden effect flooring. Staircase leading to first floor landing with under stairs storage cupboards. Radiator.



CLOAKROOM Rear facing window. Low level WC and vanity sink unit with tiled splashbacks. Tiled flooring. Radiator.

LIVING ROOM 23' 4" x 12' 5" (7.127m x 3.788m) Front facing bay window and rear facing French doors with side panels leading to the rear garden. Modern stone effect fireplace surround and hearth with coal effect living flame fire. Wooden effect flooring. Television point. Radiators.



DINING ROOM 11' 7" x 11' 5" (3.545m x 3.482m) Front facing window. Radiator.



KITCHEN 14' 8" x 9' 6" (4.488m x 2.904m) Rear facing window and patio door leading into the conservatory. Fitted base and wall units with drawers and wine rack. Worktop incorporating single stainless-steel drainer with mixer taps. Built-in electric cooker with extractor fan above and integral fridge. Radiator. Tiled floor continues through to the: -



UTILITY ROOM 11' 4" x 6' 9" (3.472m x 2.079m) Rear facing window and entrance door leading to the garden. Fitted base cupboards with worktop. Provision for washing machine. Radiator. Personal door into garage. Tiled flooring which continues through to an additional storage/utility area.



STORAGE/UTILITY AREA 6' 5" x 6' 0" (1.973m x 1.851m) Rear entrance door leading to the garden. Fitted base and wall units with drawers. Worktop with space under. Tiled flooring. Boiler.

CONSERVATORY 12' 4" x 8' 11" (3.767m x 2.725m) Upvc triple aspect windows. Brick base with side facing French doors to a stone patio area and garden. Tiled flooring. Radiator.



LANDING Spacious landing with front facing arched window. Loft access.

BEDROOM 1 23' 1" x 16' 0" (7.058m x 4.886m) Double aspect window. Built in wardrobes. Television points. Radiator.



ENS UITE Front facing window. Vanity unit with cupboards incorporating WC and display top. Double shower cubicle with hand and rain shower. Tiled walls and floor. Heated towel rail. Downlights.

BEDROOM 2 11' 8" x 10' 8" (3.563m x 3.276m) Front facing window. Radiator.

ENS UITE Side facing window. Low level WC and pedestal hand wash basin. Shower cubicle. Half tiled walls and tiled floor. Radiator.

BEDROOM 3 14' 0" x 9' 0" (4.283m x 2.758m) Rear facing window. Radiator.

BEDROOM 4 10' 7" x 9' 0" (3.235m x 2.751m) Rear facing window. One wall with built in wardrobes. Radiator.

BATHROOM 10' 0" x 5' 8" (3.069m x 1.740m) Front facing window. low level pedestal hand wash basin and WC. Half tiled walls. Tiled floor. Radiator.



OUTSIDE To the front of the property there is a lawned garden with a low hedge boundary and pathway leading to the front entrance door. The driveway offers parking for two vehicles and leads to the integral double garage with up and over door. Either side of the property there is access to the rear. To the rear of the property there is a lawned garden with patio area, raised flower beds, established shrubs and plants and a wooden shed and green house all enclosed by a wooden fence boundary. Outside lighting and tap.



SERVICES: Mains water, electricity, drainage and gas.
LOCAL AUTHORITY: North Lincolnshire Council.
COUNCIL TAX: Band E
TENSURE: Freehold assumed.
VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236