



**17 Westbourne Drive,
Crowle, DN17 4HX**

- A lovely two-bedroom semi-detached bungalow positioned on a sizable plot in popular location with excellent local amenities. Briefly comprising hallway, kitchen, lounge, two bedrooms and bathroom. The property sits on a good-sized corner plot with a lawned garden to the front and side all enclosed by a low wooden fence boundary. The driveway offers ample parking and leads to a gateway which leads to the rear of the property. To the rear of the bungalow there is an entrance door to the property. The low maintenance garden has a lovely wooden decked patio area with Astro Turf. There is also a large lockup garden shed with double doors. The garden is all enclosed by a wooden fenced boundary. Viewing is essential to appreciate what is on offer. Contact Agents to arrange a viewing. •
- 2-bedroom semi-detached bungalow - Very nicely presented on a sizable plot - Hallway / Kitchen / Lounge - Two bedrooms / Bathroom - Enclosed low maintenance rear garden with patio - Driveway with off road parking - Excellent local amenities and motorway networks •

Price Region: £177,950

Now Reduced To: £170,000

SEMI-DETACHED BUNGALOW

ENTRANCE DOOR

Leading into L-shaped hallway with downlights and oak effect flooring. Built in storage cupboard. Radiator.



LIVING ROOM

17' 4" x 10' 9" (5.288m x 3.283m)

Front facing bow window. Brick fireplace and hearth with beam mantel. Oak effect flooring. Television point. Radiator



KITCHEN

9' 10" x 8' 4" (2.998m x 2.553m)

Side facing window. Fitted base and wall cupboards with drawers. Worktop incorporating one and half single stainless steel bowl drainer with mixer taps and tiled splashbacks. Chrome 4 ring gas hob with extractor above. Built in oven and separate grill. Provision for whitegoods. Oak effect flooring.



BEDROOM 1

11' 9" x 10' 8" (3.603m x 3.265m)

Front facing window. Oak effect flooring. Television point. Loft access. Radiator.



BEDROOM 2

8' 8" x 8' 5" (2.644m x 2.570m)

Rear facing window. Oak effect flooring. Radiator.



BATHROOM

6' 10" x 5' 4" (2.106m x 1.642m)

Rear facing window. Vanity sink unit with cupboards under and display top with low flush WC incorporated. Bath with shower over and side screen contrasting mermaid walls. Downlights and heated towel rail.



OUTSIDE

The property sits on a good-sized corner plot with a lawned garden to the front and side behind a low wooden fence boundary. The driveway offers ample parking and leads to a gateway which leads to the rear of the property. To the rear of the bungalow there is an entrance door to the property. The low maintenance garden has a lovely wooden decked patio area with Astro Turf. There is also a large lockup garden shed with double doors. The garden is all enclosed by a wooden fenced boundary. Outside lighting and tap.



SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band: B

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236