



**‘Wenroda,’ Upperthorpe Road,
Westwoodside, DN9 2AQ**

- A rare opportunity to acquire a self-build four-bedroom Dormer-bungalow with panoramic countryside views. Nestled in a highly sought-after location this self-build four-bedroom bungalow offers a unique blend of privacy & space. Boasting breathtaking panoramic views of the surrounding open countryside. The bungalow features an entrance hallway, living room, dining room, dining living area, kitchen, utility room & large relaxing landing room area with amazing views. Bedroom with an ensuite, bedroom with walk-in dressing room, two further bedrooms & family bathroom. The elevated plot has lawned gardens to both the front & rear with patio area, flower borders, feature archway & mature shrubs & trees. A one-and-a-half-sized detached garage with an electric roller door & driveway. The property offers some of the most stunning views in the area, making it a true standout. This property is a must-see for those looking for a spacious & well-maintained home! ●
- 4-bedroom detached bungalow - Amazing panoramic views overlooking countryside - Hallway / Living room / Dining room / Kitchen - Dining living room / Rear lobby / Utility room / Shower room - 4 bedrooms / ensuite / Dressing room / Study - Impressive landing / Family bathroom - Lawned gardens to front & rear ●

Price Region: £435,000

DORMER BUNGALOW

ENTRANCE DOOR Entrance door with side screens leading into: -



HALLWAY Staircase leading to the first-floor landing. Radiator

LIVING ROOM 19' 11" x 13' 11" (6.080m x 4.264m)

Triple aspect windows with open panoramic views over garden and countryside. Living flame gas fire with marble fireplace surround and hearth. Television point. Radiators.



DINING ROOM 13' 2" x 11' 9" (4.036m x 3.598m) Front facing window. Radiator.



KITCHEN 13' 0" x 9' 10" (3.972m x 3.004m) Rear facing window with panoramic views over countryside. Fitted base and wall units with drawers and display shelving. Halogen hob with extractor fan above. Built in oven and separate grill. Worktop incorporating stainless steel one and half bow with mixer taps and tiled splash backs. Integral dishwasher. Tiled floor., Walk-in pantry. Open plan leading to the: -



BREAKFAST LIVING AREA 8' 10" x 7' 8" (2.708m x 2.361m) Rear facing patio door leading to the elevated patio where you can enjoy wonderful views. Radiators.



REAR LOBBY Rear facing entrance door taking you to the garden. Tiled floor. Radiator.

UTILITY ROOM 6' 9" x 5' 9" (2.079m x 1.777m) Side facing window. Fitted base unit incorporating stainless steel single drainer sink. Worktop with provision underneath for whitegoods. Tiled floor which continues through to the: -

SHOWER ROOM 7' 7" x 5' 9" (2.316m x 1.771m) Side facing window. Low level WC and shower cubicle. Radiator.

BEDROOM 1 13' 3" x 12' 1" (4.063m x 3.703m) Front facing window. Radiator.



ENSUITE 9' 11" x 5' 6" (3.042m x 1.698m) Side facing window. Vanity sink unit with mirror above and cupboard under and shaving point. Low level WC and walk-in double shower with hand and rain shower heads. Laminate floor and half tiled walls. Heated towel rail. Ceiling spotlights.

STUDY / STORAGE ROOM 7' 7" x 7' 1" (2.327m x 2.175m) Radiator.

IMPRESSIVE RELAXING LANDING AREA 24' 5" x 9' 10" (7.444m x 3.002m) Wonderful landing with seating area and front facing window. Rear Velux windows boasting panoramic views! Television point. Radiators. Loft access.



BEDROOM 2 18' 9" x 13' 3" (5.721m x 4.063m) Rear facing Velux window. Television point. Radiator. Leading off is a walk-in dressing room.

BEDROOM 3 16' 8" x 13' 4" (5.088m x 4.072m) Double aspect windows. Radiator.



BEDROOM 4 13' 3" x 7' 10" (4.041m x 2.393m) Front facing window. Radiator'

BATHROOM 13' 7" x 7' 9" (4.145m x 2.368m) Velux window. Corner bath and low-level pedestal WC and hand wash basin. Shower cubicle. Party tiled walls. Shaving point. Radiators. Ceiling spotlights.



OUTSIDE The elevated plot has lawned gardens to both the front & rear with patio area, flower borders, feature archway & mature shrubs & trees. The front has a low brick boundary one side and wooden fence the other with driveway offering ample parking that leads to the one-and-a-half-sized detached garage with an electric roller door. To the rear is an interesting garden full of character with patio areas and archway with lawned gardens full of mature shrubs and trees overlooking the most stunning views in the area, making it a true standout! Outside lighting and tap

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band E

TENURE: Freehold assumed.

VIEWING: Strictly by appointment with Keith Clough

Estate Agents – 01427 873236