



16 The Meadows, Westwoodside, DN9 2HA

• Situated in the highly sought-after village of Westwoodside this beautiful 4-bedroom detached home offers a superb blend of character, space & modern living. With exceptional family accommodation & a meticulous finish throughout. The property briefly comprises entrance porch & hallway, shower room, living room, dining room, kitchen & utility prep room. The first floor boasts four generous bedrooms, one with ensuite facilities & a family bathroom. The property has been finished to a high standard throughout. To the front a driveway provides ample off-road parking for several vehicles with access to the double garage. The well-maintained front & rear gardens feature beautiful patio areas, ideal for outdoor dining & relaxation all fully enclosed by a wooden fence for privacy. With its blend of charming character & modern features this home is perfect for families looking for space, style & practicality in a tranquil village location. Contact us today to arrange your viewing. •

• 4 bedroom detached house - Porch / hallway / shower room - Living room / Dining room / Kitchen / Utility prep room - Landing / 4 bedrooms / Ensuite / Family bathroom - Generous sized bedrooms - Driveway and double garage - Garden to the front and rear •

Offers in the region of £450,000.

ENTRANCE PORCH Entrance door and walk through to a personal door leading to the garage. Side sliding patio doors leading into: -

HALLWAY Oak floor and modern staircase leading to the first-floor landing and bedrooms. Built in storage cupboards. Radiator with cover.



SHOWER ROOM Rear facing window. Vanity sink unit and low-level WC. Tiled shower cubicle. Tiled walls and floor. Ceiling spotlights. Heated towel rail.

LIVING ROOM 17' 6" x 14' 7" (5.340m x 4.460m) Rear facing patio door and side screen with patio and garden views. Television point. Electric fire with marble insert, hearth and oak colour fireplace surround. Radiator. Glass double doors leading into: -



DINING ROOM 14' 9" x 11' 9" (4.499m x 3.591m) Side facing window. Radiator.



KITCHEN 12' 8" x 9' 8" (3.882m x 2.960m) Front facing window. Fitted modern base cupboards and pan drawers. Worktop with turn ups incorporating a stainless-steel single bowl drainer sink with mixer taps. Smeg 5 ring gas Range with double oven and extractor hood above. Breakfast bar incorporating cupboards. Walk in pantry. Radiator.



UTILITY PREP ROOM 9' 8" x 9' 3" (2.953m x 2.839m) Front facing window and side door. Fitted base cupboards. Worktop with turn up. Provision for washing machine, tumble dryer, dishwasher and fridge freezer. Radiator.

LANDING Spacious landing with side facing picture window. Built in storage cupboard.



BEDROOM 1 14' 7" x 13' 8" (4.465m x 4.184m) Rear facing window. Built-in wardrobes. Television point. Radiator.



ENS UITE Side facing window. Floating vanity sink with drawers. Low level WC. Shower cubicle with rain shower, Half tiled walls and tiled floor. Ceiling spotlights. Heated tower rail.



BEDROOM 2 15' 5" x 14' 1" (4.715m x 4.310m) Front facing window. Radiator.



BEDROOM 3 11' 11" x 10' 6" (3.638m x 3.224m) Front facing window. Built-in wardrobe. Radiator.

BEDROOM 4 10' 1" x 8' 11" (3.097m x 2.734m) Rear facing window. Radiator.

BATHROOM 14' 1" x 7' 11" (4.297m x 2.423m) Side facing window. Low level pedestal hand wash basin and WC. Bath and walk-in triple shower. Half tiled walls. Shaving point. Ceiling spotlights. Loft access. Heated towel rail.



OUTSIDE The property is set behind a charming low brick boundary wall that leads to a spacious driveway, offering ample parking for several vehicles. This driveway provides access to the attached double garage. To the front a well-maintained lawn is complemented by a neat border of mature shrubs adding to the home's inviting curb appeal. Either side of the property is enclosed by a wooden fence, ensuring privacy. At the rear the property boasts an expansive and versatile patio area, perfect for entertaining. The garden is a delightful blend of features, with manicured lawns, winding pathways, and gravelled areas. Trellised features enhance its character, while raised garden beds and mature shrubs create a beautifully layered landscape. This private garden offers a peaceful retreat and a welcoming space. 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