

# Keith Clough

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1 Westfield Garth, Ealand, DN17 4JR

Price Guide: £465,000



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# 1 Westfield Garth, Ealand, DN17 4JR

**THE PROPERTY:** A Wonderful Opportunity to Acquire a Stunning 4-Bedroom Detached Home in a Sought-After Rural Village Setting. This beautifully presented four-bedroom detached property offers an ideal blend of tranquil village living with excellent access to motorway links and local amenities. Perfectly suited for families or professionals, the home is set in a peaceful location and boasts generous living space inside and out. Upon entering, you are welcomed by a spacious reception hall, WC, living room, breakfast kitchen, utility room and an office/dining room. Upstairs there are 4 bedrooms, en-suite and family bathroom. Outside the property benefits from an attractive brick block driveway providing ample off-road parking, which leads to a double garage with individual electric doors. The garage is equipped with power, lighting & a modern laundry area. The front of the property features lawned areas with a feature hedge & shrubs. To the other side there is small trees. A charming iron side gate with a decorative trellis leads to the rear garden with mature shrubs, small trees & borders. There is also a delightful patio area. Additional benefits include solar panels. The property has been tastefully maintained throughout offering a high standard of living. Viewing is highly recommended to fully appreciate the quality style this exceptional home has to offer.

**RECEPTION HALLWAY:** Upvc door and window. Laminate floor. Staircase leading to the first-floor landing with concealed pull-out shoe and cloaks storage. Radiator.



**CLOAKROOM:** Front facing window. Vanity sink unit with cupboards. WC with display top. Tiled floor. Heated towel rail.



**LIVING ROOM: 23' 7" x 12' 0" (7.207m x 3.680m)** Front facing window and rear French doors leading to the patio and garden. Television point. A bespoke wall built in media with space for television. Display shelving and downlights and impressive electric fire with flames and log effect fire. Radiators.



**BREAKFAST KITCHEN; 23' 7" x 10' 3" (7.213m x 3.148m)** Side and front facing windows. Rear French doors leading to the garden and patio area. Fitted modern base wall unit with pan drawers and quartz worktop with turn ups. Double stainless steel Belfast style sinks with mixer taps. Five ring gas hob with space saving discreet extractor fan. Dishwasher, full height fridge and wine fridge. Built-in two separate ovens and microwave. Ceiling spotlights. Laminate floor. Radiators.





**FIRST FLOOR LANDING** Loft access.



**UTILITY ROOM: 9' 5" x 6' 7" (2.883m x 2.029m)** Side entrance door and window. Fitted base cupboards and quartz worktop with turn up. Double stainless steel Belfast style sink with mixer taps. Full height freezer. Laminate floor. Wall mounted radiator. Ceiling spotlights. Door leading into the garage.



**BEDROOM 1: 12' 1" x 11' 8" (3.705m x 3.563m)** Front facing window. Fitted wardrobes with matching floating bedside drawer. Television point. Radiator.



**OFFICE / DINING ROOM: 10' 8" x 10' 5" (3.268m x 3.181m)** Rear facing window. Half panelled walls. Radiator.



**ENSUITE:** Front facing window. Vanity sink unit with cupboard under and display on top. Low level WC. Walk in shower. Wall mounted cabinet. Tiled walls and floor. Heated towel rail. Ceiling spotlights.



**BEDROOM 2: 11' 11" x 11' 0" (3.636m x 3.371m)** Rear facing window. Fitted wardrobes with central drawers and display top. Bedside drawers. Television point. Radiator.



**BEDROOM 3: 11' 0" x 10' 6" (3.375m x 3.204m)** Rear facing window. Radiator.



**BEDROOM 4: 13' 3" x 11' 9" (4.045m x 3.597m)** Front facing window. Fitted wardrobe with drawers and central high-level cupboard. Matching bedside drawers. Radiator. Television point.



**BATHROOM: 10' 3" x 8' 0" (3.126m x 2.441m)** Rear facing window. White suite with brushed gold-coloured accessories. Floating vanity sink with cupboard under and display top. Low level WC and bath with display recess. Walk-in shower with hand and rain shower heads. Fully tiled walls and floor. Ceiling spotlights. Heated towel rail.



**OUTSIDE:** Outside the property benefits from an attractive brick block driveway providing ample off-road parking, which leads to a double garage with individual electric doors. The garage is equipped with power, lighting & a modern laundry area. The front of the property features lawned areas with a feature hedge and shrubs. To the other side there is small trees. A charming iron side gate with a decorative trellis leads to the rear garden with mature shrubs, small trees & borders. Outside lighting & tap.

**GARAGE:** The double garage has two individual electric doors. Inside there is power and lighting and a modern laundry area to include a washing machine and tumble dryer with a pull-out laundry shelf.

FLOOR PLAN WILL GO HERE

note: appliances such as radiators, heaters, boilers, fixtures, and utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantees can be given that they are suitable or in working order. We cannot guarantee that buildings regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |









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