



20 Westmoreland Close, Westwoodside, DN9 2DZ

- Welcome to this delightful and spacious three-bedroom detached house, perfectly positioned in the sought-after village of Westwoodside. This well-appointed home offers a superb layout ideal for family living, combined with excellent local amenities including schools, a doctors' surgery, dentist, and convenience shops. On the ground floor the property features a spacious reception hallway, cloakroom, living room, open-plan dining kitchen and a snug/office. Upstairs the impressive landing leads to three bedrooms, ensuite and family bathroom. Outside the property has a lawned front garden and driveway offering ample off-road parking. A side gate provides access to the enclosed rear garden with a lawn and patio area, mature trees and established borders all set within a secure wooden fence boundary. The home also benefits from solar panels for improved energy efficiency. Contact the agents today to arrange your viewing! •
- 3 bedroom detached house - Reception hallway / Cloakroom / Living room - Dining kitchen / Snug-Office - Impressive landing / 3 bedrooms - Ensuite and family bathroom - Front and rear private garden - Excellent local amenities •

Price Region: £349,995

DETACHED HOUSE

RECEPTION HALL Entrance door and front facing window opening into hallway with wooden floor and staircase leading to the first-floor landing and bedrooms. Radiator.



CLOAKROOM Hand wash basin with tiled splashbacks. Low flush WC. Wooden floor. Radiator.

LIVING ROOM 28' 3" x 10' 8" (8.620m x 3.265m) Front facing bay window and rear facing French doors opening onto the enclosed rear garden. Wooden flooring. Television point. Radiators.



DINING KITCHEN 19' 2" x 12' 4" (5.849m x 3.778m) Rear facing window and French door. A range of modern fitted base and wall cupboards to include pan drawers and larder storage. Worktop incorporating porcelain single bowl drainer with mixer taps and mermaid splashback. Chrome 4 ring gas hob with extractor fan above. Built in oven and separate grill. Provision for white goods. Within the dining area one wall of fitted cupboards with display top. Radiator.



SNUG / OFFICE 12' 2" x 8' 8" (3.726m x 2.643m) Formerly the garage and now converted with front facing window. Laminate floor. Radiator.



FIRST FLOOR LANDING Impressive landing with front facing window and seating area. Built in storage cupboard. Loft access.



BEDROOM 1 12' 3" x 9' 9" (3.744m x 2.988m) Rear facing window. One wall with built-in wardrobes with sliding doors. Radiator.



ENSUITE Side facing window. Low level pedestal hand wash basin and WC with half tiled walls. Walk-in double shower. Radiator.

BEDROOM 2 10' 11" x 10' 8" (3.331m x 3.276m) Front facing window. Radiator.



BEDROOM 3 15' 11" x 8' 9" (4.858m x 2.691m) Front facing window. Radiator.

BATHROOM 8' 6" x 5' 9" (2.602m x 1.765m) Rear facing window. Low level pedestal hand wash basin, WC and bath. Half tiled walls and tiled floor. Radiator.



OUTSIDE Outside the property has a lawned front garden and driveway offering ample off-road parking. A side gate provides access to the enclosed rear garden with a lawn and patio area, mature trees and established borders all set within a secure wooden fence boundary. Outside lighting and tap



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