



**7 Park Drive,  
Westwoodside, DN9 2AW.**

- Situated in the highly sought-after village of Westwoodside this detached three-bedroom bungalow offers excellent living accommodation, with early viewing highly recommended. The property comprises a reception hallway, living room, kitchen, inner lobby, dining/snug room, principal bedroom with en-suite, utility/storage area, two further bedrooms and a family bathroom. To the front a low boundary wall and two sets of iron gates open onto a generous block-paved horseshoe driveway providing ample off-road parking and access to the attached single garage. Gates to either side of the bungalow lead to an enclosed paved patio garden featuring raised flower beds, mature shrubs and planting all enclosed by wooden fencing. Outside lighting and water tap included. No onward chain! This attractive bungalow must be viewed to fully appreciate the accommodation on offer. Gas Fired Central Heating.  
Contact the Agents to arrange your viewing today. •

- Detached three-bedroom bungalow - Reception hall / Living room / Kitchen - Inner lobby / Dining-snug room - Bedroom 1 with ensuite / Utility-storage area - Two further bedrooms / Bathroom - Horseshoe driveway with ample parking - Single garage •

**Price Region: £325,000**



**DETACHED BUNGALOW**

**RECEPTION HALL** Entrance door with glass side screen. Built in storage cupboards. Laminate flooring. Radiator. Glass panelled door leading into: -



**LIVING ROOM 16' 6" x 14' 0" (5.032m x 4.278m)** Front facing bay window and additional side facing window. Living flame gas fire with marble hearth and insert with decorative surround. Television point. Radiator.



**KITCHEN 12' 5" x 9' 8" (3.790m x 2.949m)** Side facing window. Fitted base and wall units with glass fronted cabinets and drawers. Corner display shelving with lights. Worktop incorporating double stainless steel bowl single drainer with mixer taps. Tiled splash backs. Halogen hob with extractor fan above. Built in separate oven and grill. Provision for whitegoods. Tiled floor. Downlights. Radiator



**INNER LOBBY** Side entrance door and built in storage/boiler cupboard. Tiled floor. Radiator. Glass panelled door leading into: -

**DINING ROOM / SNUG 13' 10" x 10' 10" (4.223m x 3.317m)** Side facing French doors and windows leading to the enclosed paved patio area. Outside the French doors have an electric sun canopy above. Television point. Laminate floor. Radiator.



**BEDROOM 1 12' 2" x 11' 11" (3.711m x 3.650m)** Rear facing window. Wooden effect flooring. Radiator.



**ENSUITE 8' 10" x 8' 3" (2.703m x 2.540m)** Low level pedestal hand wash basin and WC. Walk-in shower. Fully tiled walls and floor. Heated towel rail. Downlights. Personal door leading into: -



**UTILITY / STORAGE AREA** Rear facing window and entrance door. Fitted wall cupboard. Provision for whitegoods. Laminate flooring. Radiator.

**BEDROOM 2 12' 8" x 10' 2" (3.883m x 3.103m)** Rear facing window. Television point. Radiator.



**BEDROOM 3 8' 11" x 7' 5" (2.718m x 2.282m)** Front facing window. Laminate flooring. Loft access. Radiator.



**BATHROOM 6' 10" x 6' 6" (2.083m x 1.995m)** Side facing window. Vanity sink unit with cupboards under, display top and low flush WC. Incorporated wall mounted bathroom cabinet. Bath with shower over. Tiled walls and floor. Downlights. Heated towel rail.



**OUTSIDE** To the front a low boundary wall and two sets of iron gates open onto a generous block-paved horseshoe driveway providing ample off-road parking and access to the attached single garage. Gates to either side of the bungalow lead to an enclosed paved patio garden featuring raised flower beds, mature shrubs and planting all enclosed by wooden fencing. Outside lighting and water tap included.



**FLOOR PLAN TO GO HERE**

**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