



FOLLOW  **LLS**

35 Eleanor Crescent, Westlands - ST5 3SB
£365,000

- Extended Semi Detached House
- Premium Residential Location
- Useful Third Reception Room
- Extended Kitchen/Utility With Cloaks WC
- Replacement Roof in 2024
- Large Garden with Pleasant Outlook

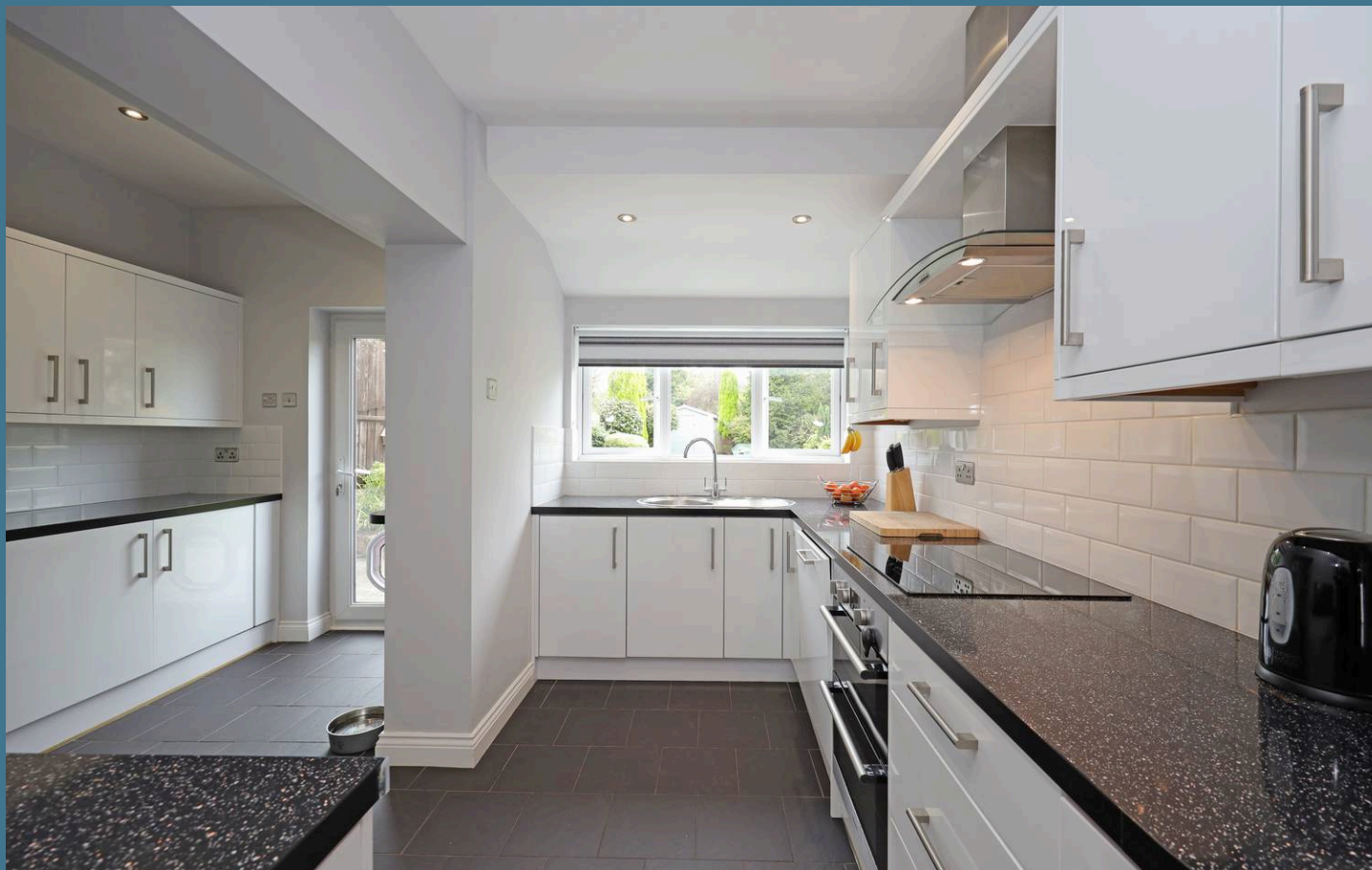
A beautifully presented traditional semi detached house holding a premium position within the Westlands. Attractively positioned with a good size family garden not directly overlooked from the rear.

The property has been extended and altered in the past; comprising ground floor wraparound extension, creating front garage store, extended hallway entrance, additional reception room and doubling the size of the original kitchen to create a second kitchen area/utility with cloaks WC. There is also an attractive main through lounge, with dual access from the hallway that could easily be converted back into two separate reception rooms if required. The generous accommodation continues to the first floor with a large modern family bathroom having four piece suite and a well proportioned third bedroom. The current owners also had a new main roof installed last year with a 20 year guarantee.

Accommodation details: –

Extended hallway with composite entrance door/side panel and turn staircase to first floor with under stairs storage. Original style panel doors open to the rooms to include the additional family/games room or study with window to side aspect. There are twin doors opening to the main receptions that are now partially open plan to create one large through lounge with laminate flooring and a front traditional round bay. Double patio doors open to the rear garden. Either side of the chimney breasts are fitted storage cupboard units and shelving with a feature log burner situated to the front room.

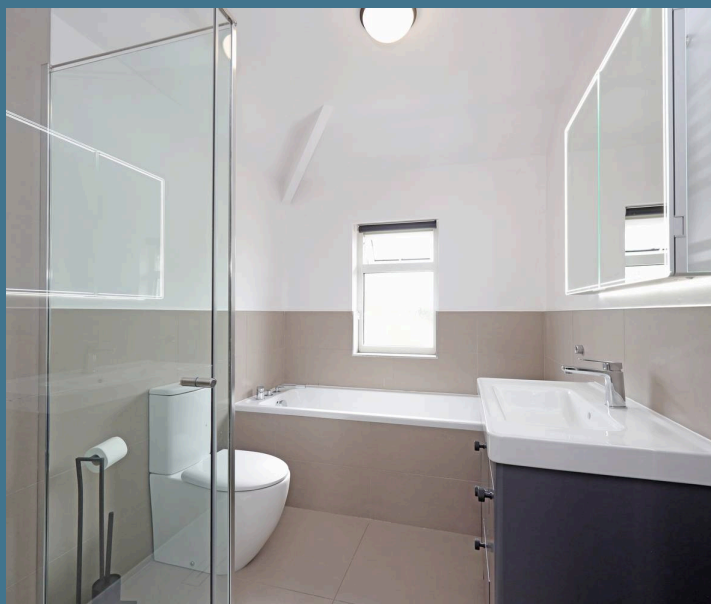




The extended kitchen is fitted with an extensive range of modern gloss units with tiled floor and integrated dishwasher, fitted double electric oven and induction hob with extractor. Within the extended kitchen area there are matching units including larder cupboard with central heating boiler and provision for washing facilities/space for additional appliances. There is a rear access door and cloakroom with matching tile floor, having WC and corner wash basin.

First floor comprises; landing area with access to loft and three good size bedrooms, which includes built in furnishings to the two principal bedrooms. The family bathroom is tiled and fitted with a modern suite comprising bath with concealed shower spray, separate walk-in shower cubicle with mains thermostatic range shower/spray, vanity wash basin and WC.

The outside is blocked paved to the front providing parking for vehicles and double doors open to a half garage/store. Access can be obtained to the side. The rear garden is of a particular noteworthy feature measuring in excess of 70ft (21m) ideal for a family enjoying an attractive outlook to the rear which is not overlooked. Within the garden there is timber decking, large lawn area with a raised rockery bed and a timber framed store shed.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

