





Nestled in the charming village of West Row, this exquisite 4-bedroom semi-detached property offers an ideal fusion of modern comfort and classic charm. With its spacious interior, ample outdoor space, this home is the perfect family home.

Property Info:

Tenure: Freehold

Parking: Driveway

Heating: Oil Central Heating

Doors/windows: UPVC Double Glazed

Council tax band: B

EPC rating band: C



ENTRANCE

Tiled Flooring, radiator

DINING ROOM

10' 11" x 11' 7" (3.33m x 3.53m)

Tiled Flooring, window to front, radiator hanging light bulbs.

KITCHEN

7' 2" x 10' 4" (2.18m x 3.15m)

Tiled flooring, breakfast bar, integrated oven and electric hob, extractor hood, dishwasher, wooden effect surface with units, part tiled wall, white ceramic sink with mixer tap, window to rear.

UTILITY ROOM

5' 3" x 6' 4" (1.6m x 1.93m)

Tiled flooring, w/c, stainless steel sink with mixer tap, space for appliances, radiator, door to garden

SHOWER ROOM

Vinyl flooring, shower, toilet, sink with mixer tap, window to rear, spot lights, extractor fan

LOUNGE

13' 0" x 27' 3" (3.96m x 8.31m)

Carpeted, window to front, radiator, window to side, skylight to rear, french patio door to garden, log burner with slate surrounding.

LANDING

Carpeted, loft space







BEDROOM ONE

13' 3" x 15' 3" (4.04m x 4.65m)

Carpeted, window to front, loft space, radiator, built in single wardrobe, ensuite

ENSUITE

8' 3" x 4' 10" (2.51m x 1.47m)

Tiled throughout, window to rear, modern shower with dual shower heads, sink with mixer tap, vanity unit, heated towel radiator, toilet, spot light, extractor fan

MAIN BATHROOM

5' 8" x 5' 2" (1.73m x 1.57m)

Lino flooring, bath with shower over, window to rear, sink with mixer tap, toilet, part tiled walls, heated towel radiator.



BEDROOM TWO

10' 11" x 8' 9" (3.33m x 2.67m)

Carpeted, window to rear, radiator, built in double wardrobe

BEDROOM THREE

8' 4" x 10' 0" (2.54m x 3.05m)

Carpeted, window to front, built in double wardrobe, radiator



BEDROOM FOUR

8' 6" x 7' 2" (2.59m x 2.18m)

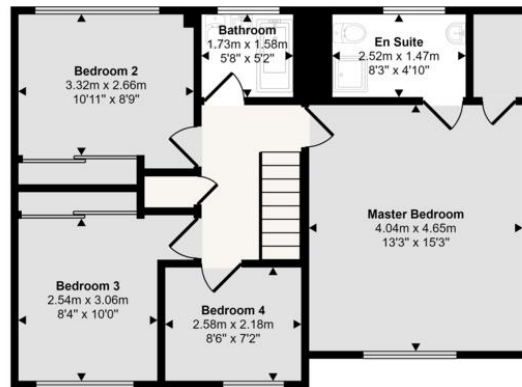
Carpeted, window to front, radiator

GARDEN

The garden is mainly laid to lawn, with a slate tiled patio area, the garden also includes a workshop and bar.



Ground Floor
Approx 77 sq m / 826 sq ft



First Floor
Approx 63 sq m / 682 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		