





**£435,000**

Situated in the popular area of Westcroft is this well-presented four-bedroom family home. The property comprises a kitchen/breakfast area, lounge/diner, downstairs cloakroom, four bedrooms, one with en-suite, and a family bathroom. Externally, the property benefits from an enclosed rear garden, garage and off-road parking with carport.

# Property Description

## **ENTRANCE**

Front door to:

## **ENTRANCE HALL**

Doors to lounge/diner, kitchen and downstairs cloakroom, stairs rising to first floor, radiator, tiled floor.

## **CLOAKROOM**

Double glazed window to side aspect. Low level WC with push button flush, pedestal wash hand basin with mixer tap over, splashback tiling, tiled floor, radiator.

## **LOUNGE/DINER**

Double glazed bay window to front aspect, double glazed sliding door to garden. Door to kitchen/breakfast room, electric feature fireplace, two radiators, television point, telephone point.

## **KITCHEN**

Double glazed windows to side and rear aspects, double glazed door to side. Fitted with a range of base and eye level units with rolled edge work surface over, stainless steel sink with mixer tap over, built-in: double oven, four-ring gas hob with extractor hood over, and dishwasher; space for: fridge freezer, washing machine, and tumble dryer; tiled floor, splashback tiling, cupboard housing wall-mounted boiler.

## **LANDING**

Doors to bedrooms and bathroom, airing cupboard housing hot water cylinder, access to loft space.

## **BEDROOM ONE**

Double glazed windows to front and rear aspects. Two radiators.

## **BEDROOM TWO**

Two double glazed windows to front aspect. Door to en-suite, built-in wardrobe, radiator.

## **EN-SUITE**

Double glazed window to front aspect. Low level WC with push button flush, wash hand basin set in vanity unit with mixer tap over, fully tiled double width shower cubicle with wall-mounted shower.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BEDROOM FOUR**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Low level WC with push button flush, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, radiator, tiled walls and floor, spotlights, extractor fan.

## **OUTSIDE**

### **GARAGE/PARKING**

Garage with metal up and over door, power and lighting. Carport and driving parking for several vehicles.

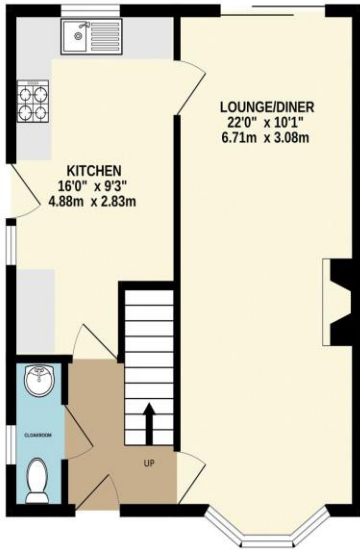
### **FRONT GARDEN**

Mainly laid to lawn with path to front door, outside light.

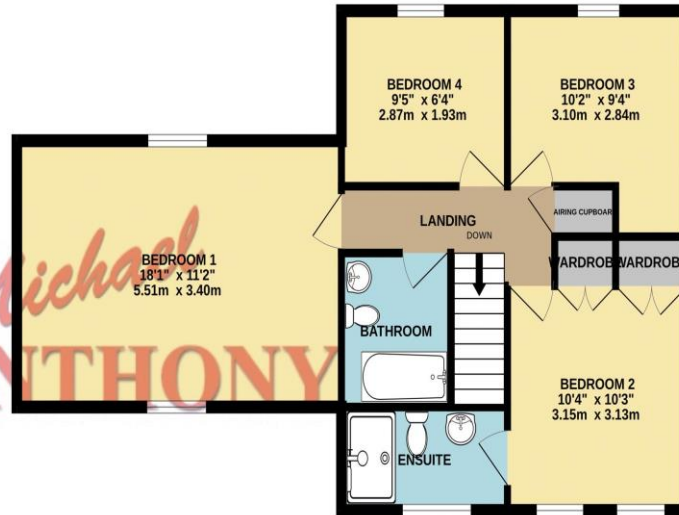
### **REAR GARDEN**

Mainly laid to lawn with patio area, gravel borders, side gated access, courtesy door to garage, outside tap, security light, enclosed by timber fence panelling.

GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.

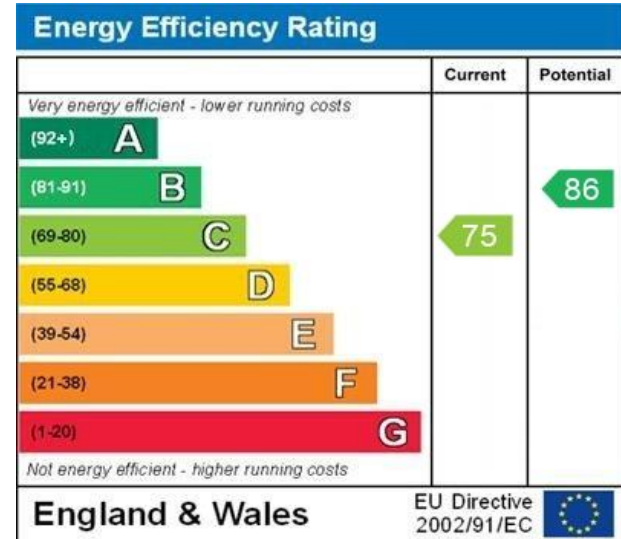


1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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