





£650,000

Situated in the popular area of Westcroft and overlooking the playing field, is this four double bedroom detached family home, offering flexible living space. The ground floor accommodation comprises an entrance hall, kitchen, breakfast room, a reception room, cloakroom and utility room. The first floor features the living room and the main bedroom with en-suite shower room, both opening up onto a balcony, a family bathroom, and a further bedroom, and the second floor is home to two further bedrooms with a Jack & Jill shower room. The property also boasts a

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

Stairs rising to first floor, radiator.

CLOAKROOM

Double glazed frosted window to front aspect. Low level WC, pedestal wash hand basin, radiator, part tiled walls.

RECEPTION ROOM

Double glazed bay window to front aspect, double glazed window to rear aspect. Two radiators.

BALCONY

Outside lights, metal railing.

KITCHEN/BREAKFAST ROOM

Double glazed window and double doors to rear. Recently re-fitted kitchen with a range of wall-mounted and floor standing units with granite work surface over, integrated dishwasher, space for American-style fridge freezer, electric hob and oven, stainless steel sink with mixer tap and drainer, radiator, storage cupboard.

UTILITY

Frosted door to side. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, plumbing for washing machine, space for tumble dryer.

LANDING (First Floor)

Radiator, stairs rising to second floor.

LIVING ROOM

Double glazed windows to rear and side aspects, double glazed sliding door to front leading to balcony. Two radiators.

BEDROOM ONE

Double glazed window to front aspect, double glazed sliding door to balcony. Built-in wardrobes, access to boarded loft space.

EN-SUITE

Double glazed frosted window to side aspect. Low level WC, part tiled walls, radiator, pedestal wash hand basin, shower unit.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath, tiled walls, low level WC, radiator, pedestal wash hand basin.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator, built-in wardrobe.

LANDING (Second Floor)

Doors to bedrooms two and three, airing cupboard.

BEDROOM TWO

Double glazed windows to side and rear aspects. Built-in wardrobe, access to loft space, radiator.

BEDROOM THREE

Double glazed windows to front and side aspects. Built-in wardrobes, radiator.

JACK & JILL SHOWER ROOM

Pedestal wash hand basin, spotlights, part tiled walls, shower unit, low level WC, radiator.

OUTSIDE

GARAGE/PARKING

Garage, power and lighting, recently installed wall-mounted gas boiler, door to garden. Driveway parking for two vehicles.

REAR GARDEN

Mainly laid to lawn with flower and shrub beds, outside light, cold water tap, double side gated access, shed, enclosed by panel fencing.

GROUND FLOOR
792 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



2ND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1972 sq.ft. (183.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales	EU Directive 2002/91/EC	

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