





£450,000

Located within the ever sought after location of Westcroft overlooking greenery this four bedroom family home is beautifully presented throughout with many benefits including two reception rooms, kitchen/diner, en-suites to two bedrooms, dressing room, family bathroom and additional downstairs cloakroom, front and rear gardens, carport and driveway parking.

Property Description

ENTRANCE

Door to:

ENTRANCE HALL

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

CLOAKROOM

Pedestal wash hand basin, part tiled walls, low level WC, radiator, extractor fan.

LOUNGE

Double glazed window to front aspect, double glazed double doors to conservatory.

CONSERVATORY

Double glazed double doors to garden, double glazed windows to side and rear aspects. Under floor heating.

KITCHEN

Double glazed windows to front and rear aspects. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated dishwasher, under stairs storage cupboard, integrated washing machine, integrated fridge freezer, built-in oven, integrated hob with extractor fan over, sink unit with mixer tap and drainer, two radiators.

LANDING

Double glazed window to rear aspect. Doors to bedrooms and bathroom, airing cupboard housing gas combi boiler, access to loft space with power and lighting.

BEDROOM ONE

Double glazed window to rear aspect. Radiator.

DRESSING ROOM

Double glazed window to rear aspect. Two built-in wardrobes.

EN-SUITE

Double glazed frosted window to front aspect. Low level WC, heated towel rail, part tiled walls, wash hand basin in vanity unit, shower unit.

BEDROOM TWO

Double glazed window to front aspect. Radiator, access to loft space with power and lighting.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to front aspect. Radiator.

EN-SUITE

Double glazed frosted window to rear aspect. Low level WC, part tiled walls, heated towel rail, wash hand basin in vanity unit, shower unit, extractor fan.

BATHROOM

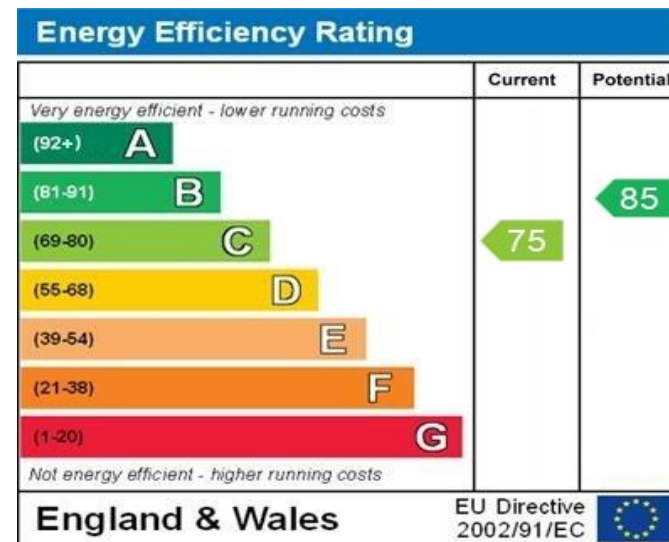
Double glazed frosted window to rear aspect. Low level WC, panelled bath with shower attachment over, tiled walls, extractor fan, heated towel rail, pedestal wash hand basin.

OUTSIDE

Approximate Gross Internal Area 1345 sq ft - 125 sq m

Ground Floor Area 647 sq ft – 60 sq m

First Floor Area 698 sq ft – 65 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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