



SYMONDS + GREENHAM

Estate and Letting Agents



58 Westlands Road, Sproatley, HU11 4XG

£330,000

OUTSTANDING THREE BED DETACHED BUNGALOW - PICTURESQUE VILLAGE LOCATION - MODERN THROUGHOUT - FANTASTIC REAR GARDEN

Nestled amidst picturesque surroundings and idyllically situated overlooking open fields, this three-bedroom detached bungalow on Westlands Road offers a tranquil retreat in the heart of Sproatley. Step inside, and you'll discover a spacious interior designed for comfortable living. The property boasts a large lounge/diner, providing an inviting space for relaxation and entertaining. A modern kitchen awaits, offering convenience and functionality for culinary endeavours. Three generous bedrooms offer ample space for rest and relaxation, while a family bathroom completes the living accommodations. Outside, the property impresses with parking for multiple vehicles, ensuring convenience for residents and guests alike. The rear garden, laid to lawn, provides a serene outdoor space, perfect for enjoying the tranquility of the surrounding countryside. This three-bed detached bungalow on Westlands Road offers a rare opportunity to enjoy peaceful living in a beautiful setting. Don't miss the chance to make this property your own and experience the serenity of countryside living in Sproatley.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

13'3 x 22'7 max (4.04m x 6.88m max)

A wonderful family room looking out over the garden and fields to the rear.



KITCHEN

13'3 x 10'4 max (4.04m x 3.15m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an integrated oven, an integrated hob, plumbing for a washing machine and space for a fridge freezer.



BEDROOM 1

15'0 x 9'4 max (4.57m x 2.84m max)

A brilliant main bedroom with a walk in wardrobe.

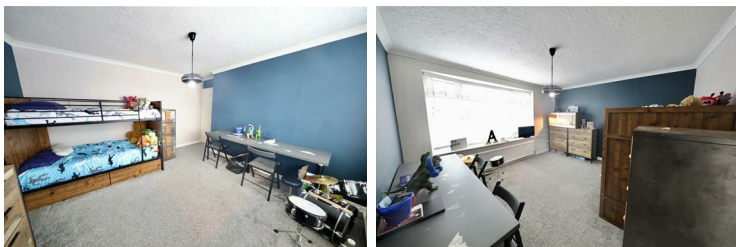


WALK IN WARDROBE

BEDROOM 2

12'0 x 11'6 max (3.66m x 3.51m max)

Another fantastic double bedroom.



BEDROOM 3

11'4 x 10'8 max (3.45m x 3.25m max)



BATHROOM

With a low level WC, a hand basin and a panelled bath with a shower attachment.



OUTSIDE

The property benefits from off street parking for multiple vehicles and a rear garden that is mainly laid to lawn.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band D.

TENURE

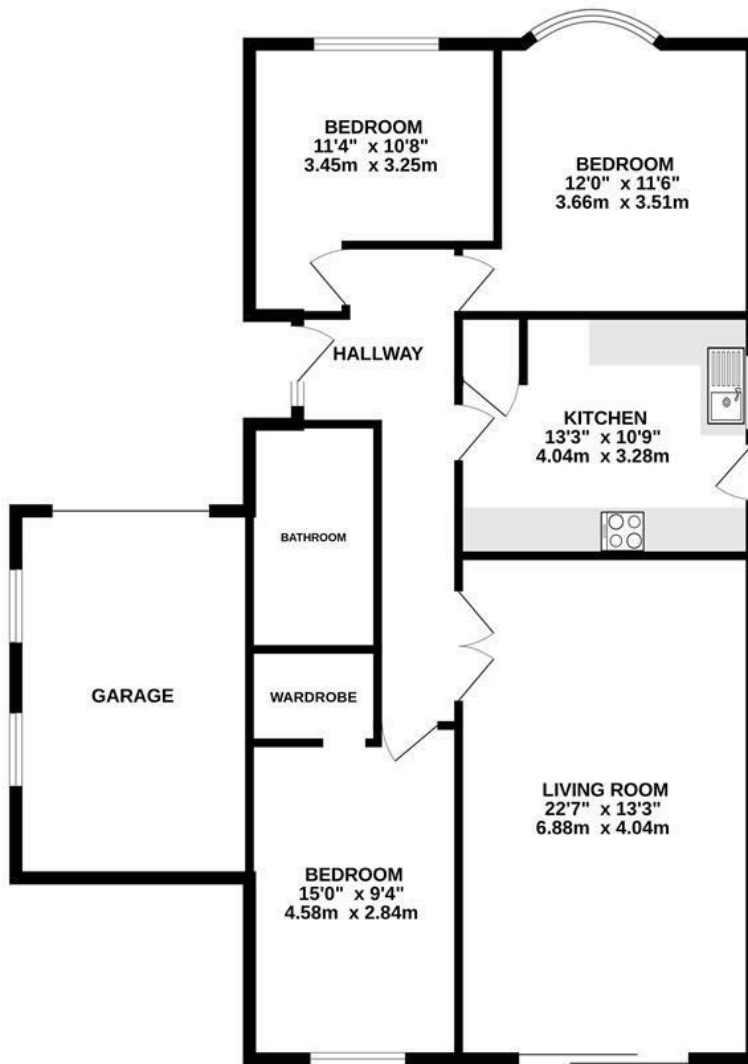
Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

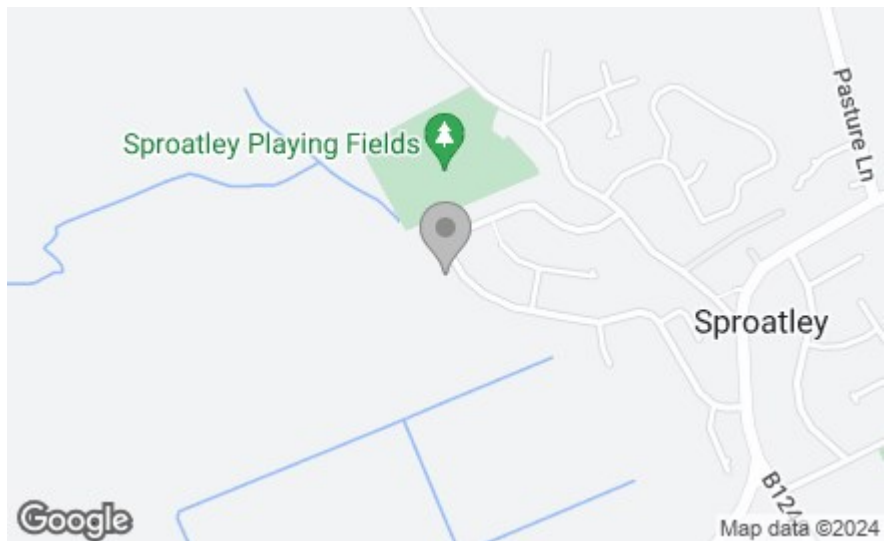
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GROUND FLOOR



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 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC