



6 Wyberton West Road

This four bedroom detached house offers considerable space for growing families and has the benefit of being situated on a no-through road whilst still being centrally located for the town amenities.

The current owners have updated the property during their ownership including replacement windows, gas boiler, floor coverings and an updated bathroom suite. The ground floor briefly comprises lounge, breakfast kitchen, separate dining room and a cloakroom, with four bedrooms and the bathroom occupying the first floor.

Outside the property has a gated driveway with off-road parking for several vehicles, a detached office and a generous garden ideal for families. Buyers working to a restricted timeframe will also be pleased to note that the property is being offered with no onward chain.

- Detached Four Bedroom Family Home
- Situated On A Non-Through Road, Central To Town Amenities
- Gas Central Heating, uPVC Double Glazing
- Lounge, Dining Room and Detached Office
- Extensive Parking and Rear Garden
- Offered With No Onward Chain
- Tenure: Freehold. EPC - 'D 67'. Council Tax Band - C

Agents Note: The vendors inform us that in addition to the main gated entrance, the property also benefits from a vehicular right-of-way to the side, which provides access from London Road.







Entrance via part-glazed door leading into the: **Entrance Hall** – With two uPVC windows to the front, stairs to the first floor with under stairs cupboard, radiator and parquet flooring. Doors are arranged off to:

Cloakroom – With uPVC obscured window to the front and comprising a suite of low level WC and hand basin. Tiling to waist height.

Lounge 5.77m x 3.65m red. to 2.58m – The lounge enjoys plenty of natural light, benefiting from a triple aspect with windows to the front, side and the rear. Victorian-style fireplace with marble style hearth and insert, two radiators.

Breakfast Kitchen 3.66m x 3.63m – The kitchen is a lovely size spanning the depth of the property and also has a triple aspect with windows to the front, rear and the side. Fitted units comprises a range of cupboards and drawers to both base and eye levels with hard work-surfaces over, having an inset butler style sink with mixer tap. Spaces for washing machine, dishwasher, fridge and freezer. Tiled floor and double-oven cooking range with extractor canopy.

Dining Room 4.46m x 3.63 – The dining room is a lovely size and benefits from uPVC windows and door leading out to the rear garden. Picture rail, radiator.

First Floor Landing – The spacious landing has a built-in boiler cupboard and doors arranged off to:

Master Bedroom 3.62m x 3.60m – The master bedroom has uPVC window overlooking the rear garden. Radiator.

Bedroom Two 3.60m x 3.29m – Bedroom two is also a double bedroom with uPVC windows to the side and rear. Radiator, picture rail and built-in cupboard.

Bedroom Three 3.32m x 3.03m – Bedroom three has uPVC window which overlooks the rear garden and has radiator.

Bedroom Four 2.59m x 2.10m – uPVC window overlooking the front. Radiator.

Bathroom – The bathroom comprises a white four piece suite of pedestal hand basin, panel bath, close-coupled WC and separate shower enclosure with both hand-held shower and rain-head. Tiling to waist height, loft access, radiator and extractor fan.

Outside – The property is approached through double gates onto a gravel drive which extends into a generous parking/turning bay at the side of the property. The driveway also has a second gated vehicular access, leading to London road. The driveway also leads to the:

Office/ Former Garage measuring **4.63m x 3.37m** with uPVC door to the front and window to the side.

The rear garden is a generous size, ideal for families or owners with pets to consider. The garden has in the majority been laid to lawn with an area of decking, bordered with plants and shrubs.







NOTE: Tenure: Freehold.

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