Sam Chivers
ESTATE AGENTS

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31 Holly Walk
Westfield
BA3 3TT
£315,000

• A mature semi-detached house situated in a quiet cul de sac

• A light and airy lounge with sunny aspect to front

• Roomy conservatory opening onto the rear garden

• Fitted kitchen with integrated appliances overlooking garden

• Three decent sized bedrooms and bathroom with shower over bath

• Private drive pakring for 4 cars, garage and large enclosed garden

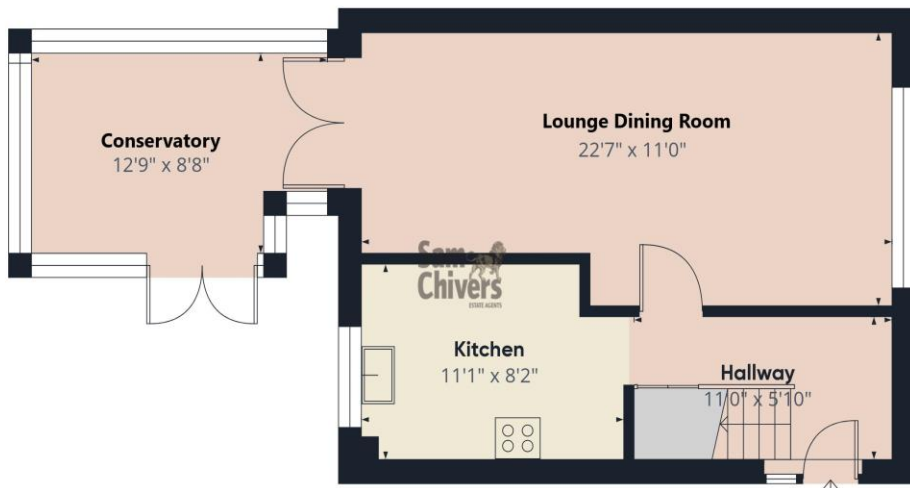"A mature semi-detached property located in a quiet cul de sac and close to open fields."

The accommodation comprises entrance hallway with doors to lounge and kitchen. A roomy lounge dining room enjoys a sunny aspect to front, patio door from the lounge open into a large conservatory which in turn opens onto the rear garden. A fitted kitchen provides a good range of units with fitted oven, gas hob and extractor hood over, integrated dishwasher. On the first floor are three decent sized bedrooms and a bathroom with shower over bath. Gas central heating and double glazing.

Outside to front is a private drive for two cars side by side. To the side there is a further private drive leading to a garage, which has power, lighting and a door to rear opening into the garden. A pathway between house and garage with gated access leads into a large fully enclosed garden with a patio and artifical lawn.
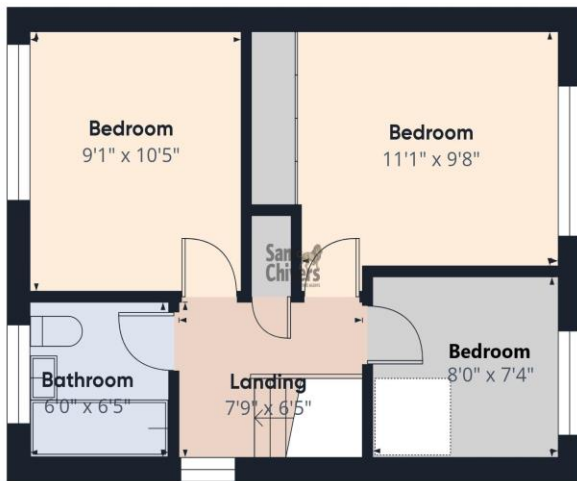
Property is offered for sale with no onward chain.

Tenure: Freehold. **Council Tax Band:** C.

Floor Plan

Conservatory
12'9" x 8'8"

Lounge Dining Room
22'7" x 11'0"

Kitchen
11'1" x 8'2"

Hallway
11'0" x 5'10"

Floor 0   Building 1

Bedroom
9'1" x 10'5"

Bedroom
11'1" x 9'8"

Bathroom
6'0" x 6'5"

Landing
7'9" x 6'5"

Bedroom
8'0" x 7'4"

Floor 1   Building 1

Garage
15'11" x 8'2"

Floor 0   Building 2

Approximate total area$^{(1)}$
997.06 ft^2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk