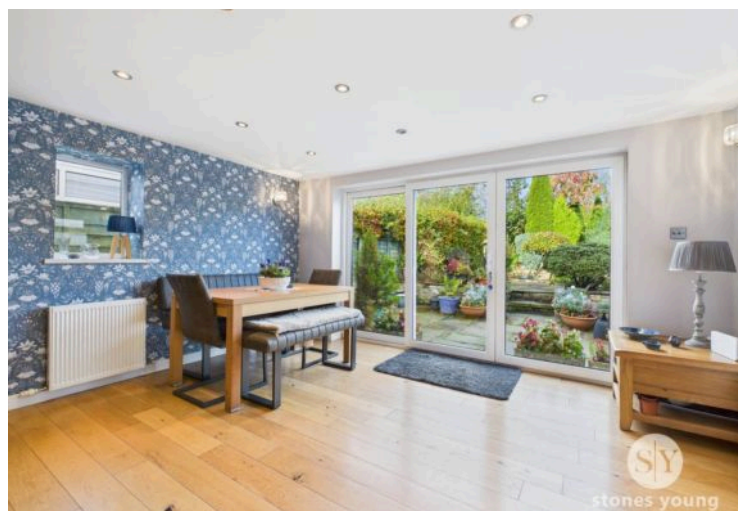
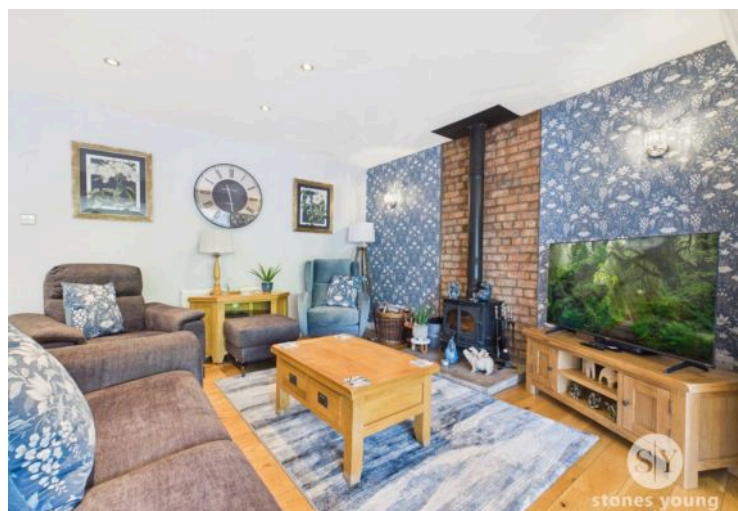




25 Westfield Drive, West Bradford

£375,000 Freehold

VERSATILE FOUR BEDROOM HOME IN WEST BRADFORD Positioned in this quiet Ribble Valley village, this beautiful home presents spacious and versatile accommodation in outstanding condition. The home boasts four double bedrooms, three bathrooms, a utility and incredible open plan living arrangement. Such generous, well presented homes are few and far between and set up perfectly for families, or those downsizing

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Upon entering the property, you are greeted by a spacious hallway leading to the rear where you'll find the open plan lounge kitchen diner, providing the perfect space for every-day family living. This space is the heart of the home boasting a large extension that floods the space with natural light and multifuel stove adding character and charm. The kitchen is a true focal point, featuring integrated appliances, a kitchen island, and luxurious quartz work surfaces, ideal for entertaining and culinary enthusiasts alike.

The ground floor also features the master bedroom with en-suite where French doors lead into the landscaped oasis to the rear of the property. Also downstairs, you'll find a second double bedroom which could be utilised as a separate living room subject to requirements. For added convenience, you'll find a large utility room featuring pantry cupboard and access to the driveway - ideal for muddy boots and paws! Completing the downstairs is the secondary bathroom.

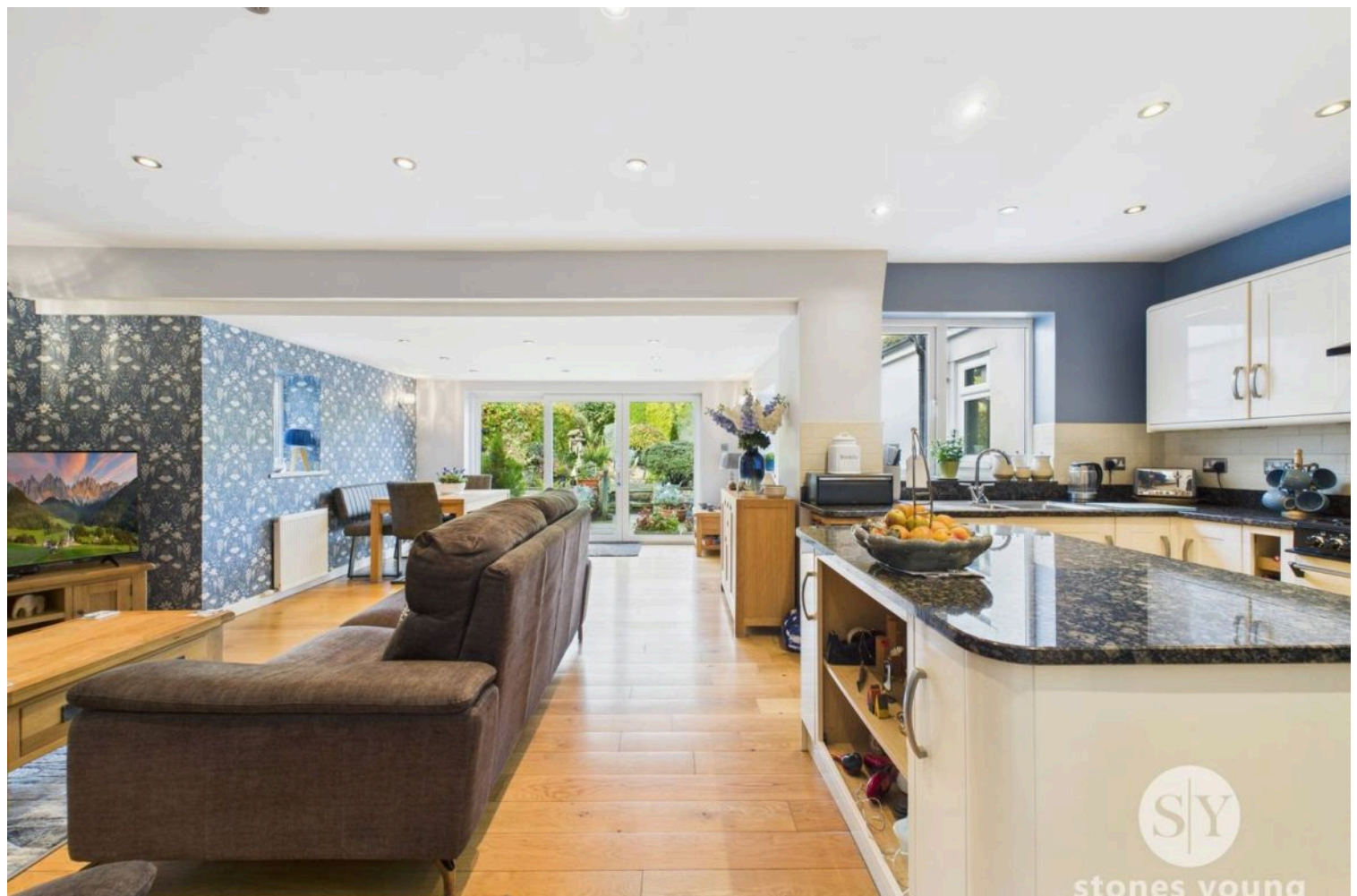
Moving upstairs, you will find two generously sized double bedrooms

- and a showpiece bathroom showcasing a walk-in shower, freestanding bath, wc, and sink. This level offers ample space for family members or guests to relax and unwind.

With a total of four double bedrooms and three bathrooms, this property is designed to accommodate large families or those looking to treat the home as a bungalow while offering space for those who enjoy hosting guests.

Exterior features include driveway parking for up to three cars, making coming and going a breeze. The large landscaped rear garden completes the property, providing a serene outdoor space for relaxation and recreation. With an uninterrupted aspect to the rear, you can enjoy the privacy while you relax amongst nature.

- Stunning Open Plan Living/Kitchen/Diner with Large Extension
- Beautiful Kitchen with Integrated Appliances, Kitchen Island and Quartz Worksurfaces
- Excellent Standard of Accommodation Throughout
- Versatile Family Home with Potential to Live in as a Bungalow
- Master Bedroom with En Suite on the Ground Floor
- Four Double Bedrooms
- Three Bathrooms
- Driveway Parking for Three Cars
- Large Landscaped Rear Garden



Hallway

Solid oak flooring, storage cupboard, stairs to first floor, panel radiator, composite front door

Lounge Kitchen Diner

Range of fitted wall and base units with contrasting marble worksurfaces, sink and drainer, freestanding range cooker with gas hob, space for fridge freezer, integrated dishwasher, solid oak flooring, two panel radiators, multifuel stove, upvc double glazed windows and patio doors to garden

Utility

Wall and base units with contrasting worksurfaces, sink and drainer, plumbed for washing machine, space for tumble dryer and spare fridge freezer, pantry/storage cupboard, panel radiator, upvc double glazed windows, composite door, solid oak flooring

Bedroom 1

Solid oak flooring, panel radiator, upvc double glazed window and door to garden

En-Suite

Three piece suite with walk in shower, Wc and sink, heated towel rail, tiled flooring, tiled floor to ceiling, upvc double glazed frosted window. Storage cupboard with panel radiator

Bedroom 2

Solid oak flooring, panel radiator, upvc double glazed window

Downstairs Bathroom

Three piece suite with shower over bath, Wc and sink, tiled flooring, tiled floor to ceiling, upvc double glazed frosted window

Landing

Carpet flooring

Bedroom 3

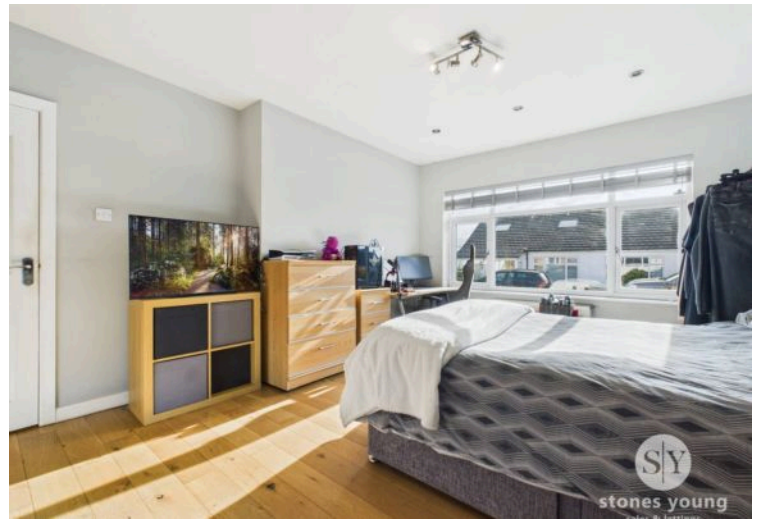
Carpet flooring, fitted eaves storage, panel radiator, upvc double glazed window

Bedroom 4

Carpet flooring, eaves storage, panel radiator, upvc double glazed window

Bathroom

Four piece bathroom with walk in shower, freestanding roller bath, Wc and sink, heated towel rail, tiled flooring, tiled floor to ceiling, upvc double glazed frosted window





Approximate total area^m
1581 ft²
Reduced headroom
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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