

Whinscot Close , PO38 2RE

£375,000



This STUNNING 4 bedroom terraced house is located in the peaceful countryside village of Whitwell, close to local schools, countryside walks & beautiful beaches. The property consists of an open plan kitchen/diner, living room, Downstairs WC, family bathroom, master bedroom & en-suite plus three double bedrooms. Outside offers a low maintenance rear garden with a decking area boasting countryside views. Other benefits of the property includes Off-road parking for two vehicles, under floor heating, air source heat pump & Double glazing throughout. This is the perfect family home!!

4 BEDROOMS

STUNNING COUNTRYSIDE VIEWS

DRIVEWAY

TERRACED HOUSE

POPULAR VILLAGE LOCATION

DOUBLE GLAZING & UNDER FLOOR HEATING

# ROOMS

## Entrance Hall

## Downstairs WC

**Kitchen/Diner** 14' 9" x 11' 0" (4.5m x 3.35m)  
 Karndeian flooring. Open plan layout with modern-fitted kitchen with matching wall base units. Integrated kitchen appliances. Double glazed window to front aspect. Underfloor heating

**Living room** 20' 2" x 10' 11" (6.15m x 3.33m)  
 Karndeian flooring. Double glazed window to rear aspect & double glazed french doors leading on to the garden. Under floor heating.

**Bedroom 1** 16' 2" x 12' 6" (4.93m x 3.8m)  
 Carpet flooring. Master loft bedroom with three velux windows with countryside views. Cupboard. Radiator.

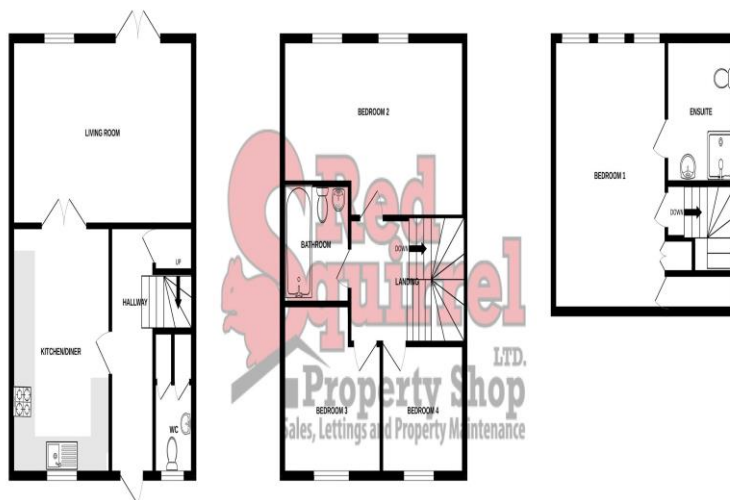
**En-suite**  
 Karndeian Flooring. Corner shower, sink basin & WC.

**Bedroom 2** 20' 2" x 10' 11" (6.15m x 3.33m)  
 Carpet flooring. Two double glazed windows to rear aspect. Radiator.

**Bedroom 3** 11' 0" x 10' 2" (3.35m x 3.1m)  
 Carpet flooring. Double glazed window to front aspect. Radiator.

**Bedroom 4** 8' 0" x 8' 2" (2.44m x 2.5m)

GROUND FLOOR 1ST FLOOR 2ND FLOOR



While 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.  
 Made with Hozonix 12/2014

Carpet flooring. Double glazed window to front aspect. Radiator.

**Bathroom**  
 Karndeian Flooring. Fitted-bath with over head shower, sink basin & WC.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

