



50 Westfield Road

| DE11 0BG | Guide Price £425,000

ROYSTON  
& LUND

- Guide Price of £425,000 - £450,000
- Four Bedrooms
- Kitchen + Utility + Pantry
- Bathroom + Shower Room + En-Suite
- EPC Rating C
- Detached Chalet Bungalow
- Driveway and Garage
- Landscaped Rear Garden + Summerhouse
- Freehold
- Council Tax Band D





Guide Price of £425,000 - £450,000

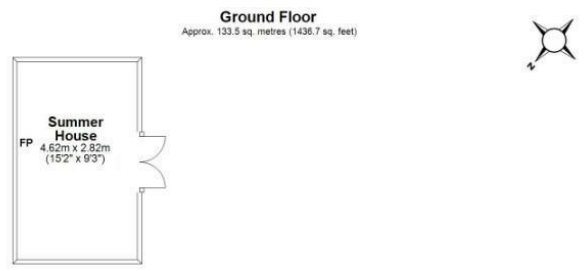
Nestled on the charming Westfield Road in Swadlincote, this detached chalet bungalow is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and three bathrooms spread across 1,644 sq ft, this property offers ample space for comfortable living. As you step inside, you'll be greeted by immaculately presented interiors that exude warmth and style. The highlight of this home is the stunning kitchen diner, complete with a pantry and utility room, perfect for whipping up culinary delights and hosting gatherings with loved ones.

In brief to the ground floor there is an entrance hallway, two bay fronted rooms with one used as a lounge and the other as a study, three double bedrooms with an en-suite off the main bedroom, a three piece bathroom and a stunning kitchen diner across the rear that has a pantry and a separate utility room accessed through the garage. The kitchen benefits from a range of integrated appliances including a fridge/freezer, range cooker with extractor fan, dishwasher and a coffee machine. To the first floor there is a further double bedroom and a shower room.

Outside, a landscaped garden beckons, complete with a delightful summerhouse where you can unwind and enjoy the tranquillity of the surroundings. With parking space for four vehicles, convenience is at your doorstep.

This property truly offers versatile living accommodation, allowing you to tailor the space to suit your lifestyle needs. Whether you're looking for a peaceful retreat or a place to entertain, this home ticks all the boxes.

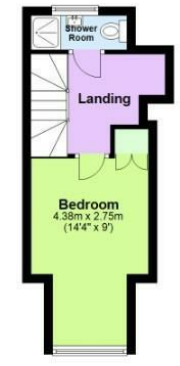




**Ground Floor**  
Approx. 133.5 sq. metres (1436.7 sq. feet)



**First Floor**  
Approx. 19.2 sq. metres (207.1 sq. feet)



Total area: approx. 152.7 sq. metres (1643.8 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>80</b>
(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		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

