



Connells

West Park Avenue
Northfield



Property Description

This charming and spacious extended 3-bedroom semi-detached family home is ideal for comfortable and modern family living. Nestled in a desirable residential area, the property features off road parking. Hallway, extended lounge that offers generous living space, filled with natural light and perfect for relaxation or entertaining.

A separate dining room provides a dedicated space for family meals and gatherings. The home's highlight is its large, modern, extended kitchen, equipped with a central island, creating a versatile area for cooking, dining, and socializing. Off the kitchen, you'll find a spacious walk-in utility room, enhancing the functionality of the home with ample storage and laundry facilities. Additionally, a convenient ground-floor WC adds practicality for busy family life.

Moving to the first floor, the property boasts three bedrooms, each designed for comfort and ease. The bathroom has been recently updated with contemporary fittings, creating a sleek, fresh space for unwinding.

The private rear garden offers a peaceful outdoor retreat with plenty of space for children's play, gardening, or outdoor dining. This lovely family home combines thoughtful extensions and modern features, making it a perfect blend of style, space, and functionality.

General

This traditional bay-fronted, semi-detached family home offers an elegant and spacious design, blending classic charm with modern functionality. Located in a desirable neighbourhood, the property features an extended layout ideal for growing families. The home's standout bay windows enhance its curb appeal and allow ample natural light to fill the interior spaces.

Upon entering, you'll find a welcoming entrance hallway that leads to generous living areas, including an extended lounge and kitchen, utility, guest cloakroom.

Upstairs, the property boasts 3 bedrooms, typically including a large master bedroom with bay windows and additional double and single rooms, along with a modern family bathroom. Outside, the home offers off-road parking at the front, accommodating multiple vehicles.

Entrance Hallway

The welcoming entrance hallway sets a warm tone for the home, featuring a staircase leading to the upper floor and a distinctive archway that frames the entry to the dining room.

Guest Cloakroom

low flush w.c, tiled with laminated flooring.

Dining Room

13' 9" x 8' 7" max (4.19m x 2.62m max)

Bright dining room where a large, double-glazed bay window fills the room with natural light and provides a view to the front of the property, this thoughtful layout enhances the flow and openness of the main living areas, laminated flooring, feature archway.

Rear Reception Room

20' 7" x 9' 11" (6.27m x 3.02m)

Extended rear reception room, having double glazed french doors to the rear, TV point, light point, radiator, laminated flooring, feature archway.

Kitchen

16' 3" x 12' 1" Max (4.95m x 3.68m Max)

This extended kitchen is the heart of the home, designed with both style and functionality in mind. Fully fitted and offers an ideal space for both culinary enthusiasts and family gatherings. The kitchen centres

around a spacious, central island, which serves as a versatile hub for cooking, casual dining, and socializing.

The island includes additional storage, seamlessly blending practicality with design, while providing ample workspace for meal preparation, countertops and contemporary cabinetry offer generous storage solutions, keeping the space organized and clutter-free.

Double glazed french doors to the rear, laminated flooring, radiator, access to the side utility

Utility Room

14' 7" x 6' (4.45m x 1.83m)

The spacious walk-in utility room, conveniently located off the kitchen, is designed for maximum functionality and efficiency. It includes plumbing for a washing machine, making laundry tasks easy and accessible. A wall-mounted boiler is neatly positioned to optimize space, while a sink with a drainer adds practicality for washing and cleaning. This well-organized utility room offers ample storage and work surfaces, keeping household tasks separate from the main kitchen area and maintaining the home's clean, uncluttered feel.

Landing

Double glazed window to side elevation, loft access, fully boarded with a pull down ladder.

Bedroom One

14' 6" x 9' 10" (4.42m x 3.00m)

The spacious master bedroom, situated at the rear of the home, offers a serene and private retreat. A large double-glazed window fills the room with natural light, Central heating ensures a comfortable and cozy atmosphere year-round, making this bedroom an inviting space to unwind and relax.

Bedroom Two

13' 9" x 9' 10" into bay (4.19m x 3.00m into bay)

The second double bedroom, located at the front of the home, is bright and welcoming, double-glazed bay window not only enhances the room's aesthetic appeal

but also allows for plenty of natural light. Complete with a radiator for warmth.

Bedroom Three

6' 11" x 5' 8" (2.11m x 1.73m)

The third bedroom, positioned at the front of the home, double-glazed window. Currently set up as a functional office space, this versatile room also serves perfectly as a nursery or cozy single bedroom, adapting effortlessly to suit your family's needs.

Bathroom

This updated first-floor bathroom boasts a modern, sleek design with high-quality finishes. Comprises double-ended bath with a stylish mixer tap and shower over provides both convenience and relaxation. A low-flush WC complements the contemporary layout, while a chic vanity sink unit adds storage and elegance to the space. For added comfort, a heated towel rail ensures warmth and convenience, enhancing the bathroom's appeal. Fully tiled walls contribute to the clean, polished look, and a double-glazed window at the rear allows natural light to flow in, creating a bright and airy atmosphere.

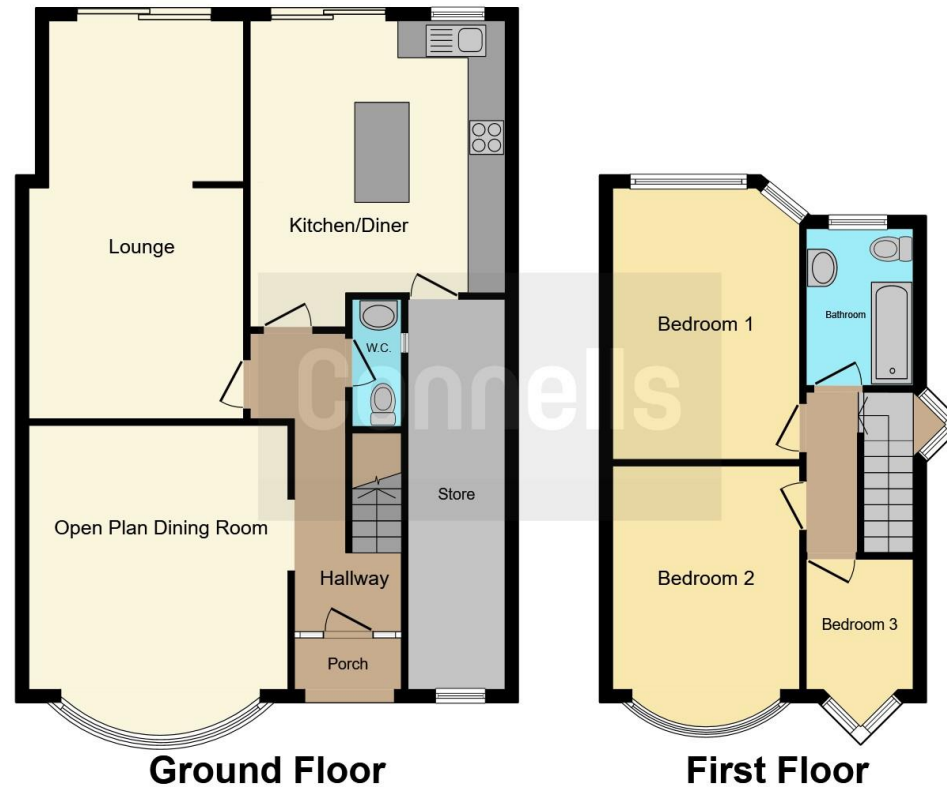
Rear Garden

The private rear garden is a tranquil outdoor haven, ideal for relaxation and entertaining. Featuring a well-designed, two-tiered patio, this area provides ample space for outdoor dining, barbecues, or simply enjoying the fresh air. Beyond the patio, a lawn stretches out, perfect for children's play, gardening, or lounging in the sun. Surrounded by fencing and mature greenery, this peaceful garden offers privacy and a natural setting to unwind and enjoy outdoor living.









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