



**Sparrows End Main Road, Westfield Hastings TN35 4QE**





**Welcome to**

**Sparrows End Main Road, Westfield Hastings**

Welcome to the market this stunning four / five bedroom detached house situated in the charming rural village of Westfield, offering a perfect blend of modern living and countryside tranquillity. Boasting contemporary design throughout, the property has ample off road parking and a large garden.



### **Entrance Hall**

ample storage cupboards with doors to;

### **Living Room**

26' 9" x 12' 1" ( 8.15m x 3.68m )

Large living room with laminate flooring throughout, double glazed windows to the front aspect, two radiators, ample room for dining table and french doors out to the rear garden.

### **Bedroom Five / Reception Room**

24' 7" x 9' 6" ( 7.49m x 2.90m )

Laminate flooring throughout, two radiators, double glazed windows to the front aspect and double glazed french doors to rear aspect to the rear garden perfect for an additional bedroom or reception room.

### **Kitchen / Breakfast Room**

15' 8" x 13' 8" ( 4.78m x 4.17m )

Modern fitted kitchen with base and eye level units, free standing oven and grill, integral extractor over head, space for fridge freezer, integrated dishwasher, space and plumbing for washing machine, radiator, double glazed window to rear aspect, double glazed french doors to rear aspect leading to rear garden and ample room for table.

### **Ground Floor Shower Room**

Low level w/c, wash hand basin, walk in shower, two double glazed windows to side aspect, extractor fan and ladder style wall mounted towel rail.

### **First Floor Landing**

With doors to;

### **Bedroom One**

16' 6" x 14' 1" ( 5.03m x 4.29m )

Large double bedroom with double glazed window to rear aspect, radiator and laminate flooring throughout.

### **Bedroom Two**

13' 7" x 12' 8" ( 4.14m x 3.86m )

Large double bedroom with double glazed bay

windows to front aspect, radiator and laminate flooring throughout.

### **Bedroom Three**

12' 6" x 11' 1" ( 3.81m x 3.38m )

Large double bedroom with double glazed window to rear aspect, radiator and laminate flooring throughout.

### **Bedroom Four**

7' 1" x 6' 2" ( 2.16m x 1.88m )

Single bedroom perfect as an office or extra space with double glazed windows to the front aspect and laminate flooring throughout.

### **Family Bathroom**

10' 7" x 6' 5" ( 3.23m x 1.96m )

Large family bathroom with shower cubicle, wash hand basin, low level w/c, panelled bath and double glazed window to the side aspect.

### **Outside**

The property is gated onto ample off road parking to the front aspect of the property. To the rear aspect a large level rear garden mainly laid to lawn with a patio section of the side enjoying most of the afternoon sun and enjoying the peaceful surroundings.



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welcome to

## Sparrows End Main Road, Westfield Hastings

- FOUR / FIVE BEDROOMS
- DETACHED RESIDENCE
- MODERN INTERIOR
- LARGE REAR GARDEN
- GATED DRIVEWAY WITH AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

# £550,000



Please note the marker reflects the  
postcode not the actual property

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