



ESTATE AGENTS

67, Heathlands, Westfield, TN35 4QZ

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £349,950

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME located within the sought after village of Westfield, on this popular quiet no-through road.

Offering benefits including gas fired central heating, double glazing, DRIVEWAY with off road parking leading to a GOOD SIZE GARAGE. The rear garden is a delightful feature of this family home offering ample outside space to entertain with a good size section of lawn and patio areas.

Step inside and the accommodation is well proportioned, IN NEED OF SOME MODERNISATION in areas but offering plenty of potential with entrance porch leading to entrance hall, GROUND FLOOR WC, GOOD SIZE LIVING ROOM, EXTENDED OPEN PLAN LOUNGE/KITCHEN/DINING/FAMILY ROOM with access and outlook to the garden. Upstairs there are THREE GOOD SIZE BEDROOMS and a family bathroom.

Conveniently positioned within easy reach of popular schooling establishments and other local amenities within the village. This house must be viewed to fully appreciate the level of space and position on offer, please call now to book your appointment to view.

DOUBLE GLAZED DOUBLE OPENING DOOR

Opening to:

ENTRANCE PORCH

Tiled flooring, further double glazed door with windows to either side with opaque glazing opening to:

ENTRANCE HALL

Staircase rising to upper floor accommodation, coved ceiling, radiator, understairs storage cupboard, further large storage cupboard.

WC

Low level wc, wash hand basin with tiled splashback, radiator, double glazed opaque glass window to side aspect.

LIVING ROOM

17'8 max x 11'9 max (5.38m max x 3.58m max)

Accessed via double opening doors from entrance hall, double radiator, coved ceiling, fireplace, double glazed window to front aspect.

OPEN PLAN KITCHEN/DINING ROOM

Kitchen Area - 18'9 x 7'2 - Coved ceiling, wood laminate flooring, range of matching eye and base level cupboards and drawers with complimentary work surfaces over, space for

electric cooker, inset drainer sink with mixer tap, space and plumbing for washing machine and tall fridge/freezer, wall mounted Worcester boiler, part tiled walls, double glazed window and door opening to rear allowing for a pleasant outlook and access onto garden. Open plan to:

Dining Area - 8'11 x 8'4 - Continuation of the wood laminate flooring, radiator, coved ceiling, double glazed opaque glass window to side aspect, double glazed sliding patio doors to rear offering access and outlook over garden.

FIRST FLOOR LANDING

Hatch providing access to loft space, coved ceiling, airing cupboard housing immersion heater and slatted shelving, double glazed window to side aspect.

BEDROOM ONE

13' x 12'1 (3.96m x 3.68m)

Radiator, built in wardrobe, coved ceiling, double glazed window to front aspect.

BEDROOM TWO

12'1 x 9'1 (3.68m x 2.77m)

Radiator, coved ceiling, built in wardrobes, double glazed windows to rear aspect with views over the garden.

BEDROOM THREE

9'6 narrowing to 7'6 x 6'5 (2.90m narrowing to 2.29m x 1.96m)

Built in cupboard, radiator, coved ceiling, double glazed window to front aspect.

BATHROOM

P-shaped panel bath with chrome mixer tap and shower attachment, dual flush low level wc, pedestal wash hand basin, ladder style heated towel rail, tiled walls, coved ceiling, double glazed opaque glass window to rear aspect.

FRONT GARDEN

Level front garden, lawned with planted border, rose bushes, gated side access to rear garden. Driveway providing off road parking leading to:

GARAGE

17'6 x 8'5 (5.33m x 2.57m)

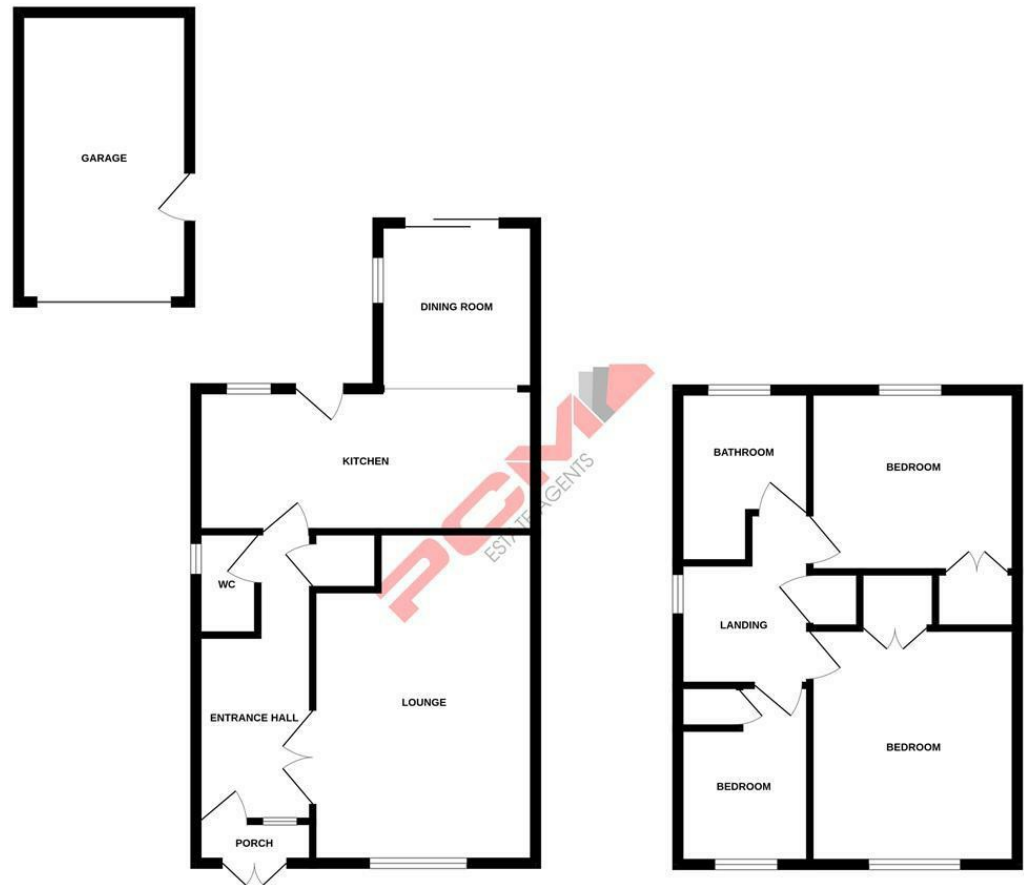
Power and light, up and over door, personal door opening to rear garden.

REAR GARDEN

Relatively level, family friendly rear garden enjoying a sunny pleasant outlook, stone patio abutting the property, outside water tap, good size section of lawn, greenhouse, fenced boundaries, small pond, further patio located at the rear of the garden, personal door to garage.

Council Tax Band: D





TOTAL FLOOR AREA: 1113 sq.ft. (103.4 sq.m.) approx.

Whilst 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 Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.