



**PCMA**  
ESTATE AGENTS

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**£350,000**



PCM Estate Agents welcome to the market this EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME with DRIVEWAY and GARAGE, located in this highly sought after and quiet cul-de-sac within the quiet village of Westfield.

The property offers spacious accommodation throughout comprising entrance porch, entrance hallway, lounge, LARGE KITCHEN/BREAKFAST ROOM, open plan dining room and ground floor wc. To the first floor there are THREE BEDROOMS and a main bathroom.

Externally the property boasts a PRIVATE AND SECLUDED FAMILY FRIENDLY REAR GARDEN and the aforementioned driveway and garage to the front.

The property, located in the sought after village of Westfield with its local schooling, shops, doctors surgery and local public house - is considered an IDEAL FAMILY HOME.

Please call the owners agents now to book your appointment to view.

#### **FRONT DOOR**

Opening to:

#### **ENTRANCE PORCH**

Door opening to:

#### **ENTRANCE HALLWAY**

Staircase rising to upper floor accommodation with storage cupboard below, additional storage cupboard, wall mounted security alarm panel, radiator.

#### **LOUNGE**

17' max x 11'10 max (5.18m max x 3.61m max)

Double glazed window to front aspect, radiator, double doors opening to:

#### **DINING ROOM**

8'5 x 7'7 (2.57m x 2.13m)

Open plan to:

#### **KITCHEN/BREAKFAST ROOM**

17'7 narrowing to 9'3 x 15'3 narrowing to 7'8 (5.36m narrowing to 2.82m x 4.65m narrowing to 2.13)

Spacious L-shaped room. Kitchen comprises a range of eye and base level units with work surfaces, space for gas cooker with extractor above, space for fridge,

space for freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, inset stainless steel sink with mixer tap, ample space for breakfast table and chairs, double glazed window to rear aspect, double glazed double doors providing an outlook and access out to the garden.

#### **WC**

WC, wash hand basin with tiled splashback and storage below, wall mounted gas fired boiler double glazed obscured glass window to side aspect.

#### **FIRST FLOOR LANDING**

Double glazed window to side aspect, storage cupboard.

#### **BEDROOM**

12'11 x 11'11 (3.94m x 3.63m)

Built in wardrobes, sliding mirrored doors, double glazed window to front aspect, radiator.

#### **BEDROOM**

11'11 x 9'2 (3.63m x 2.79m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

9'8 x 6'6 (2.95m x 1.98m)

Double glazed window to front aspect, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, low flush wc, wash hand basin, chrome ladder style heated radiator, part tiled walls, double glazed obscured glass window to rear aspect.

#### **REAR GARDEN**

Private and secluded family-friendly rear garden, mainly laid to lawn with enclosed fenced boundaries, storage shed.

#### **FRONT GARDEN**

Mainly laid to lawn with driveway providing off road parking leading to:

#### **GARAGE**

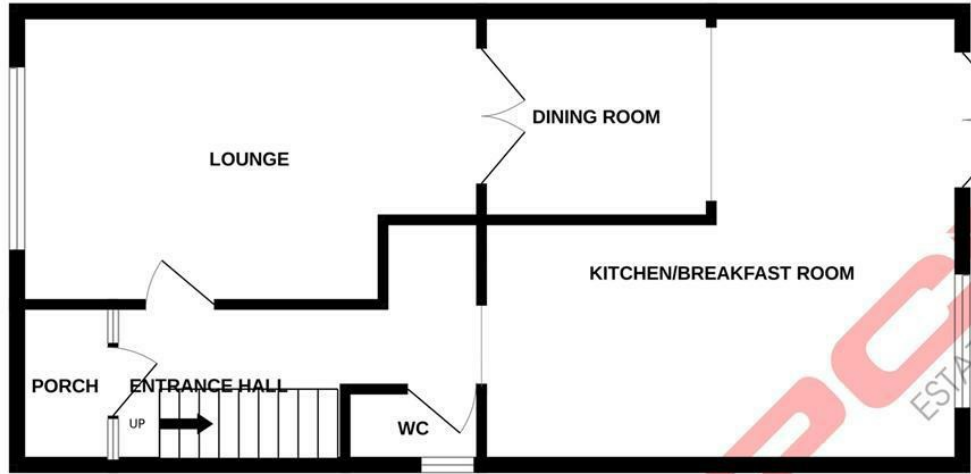
Up and over door.

Council Tax Band: D

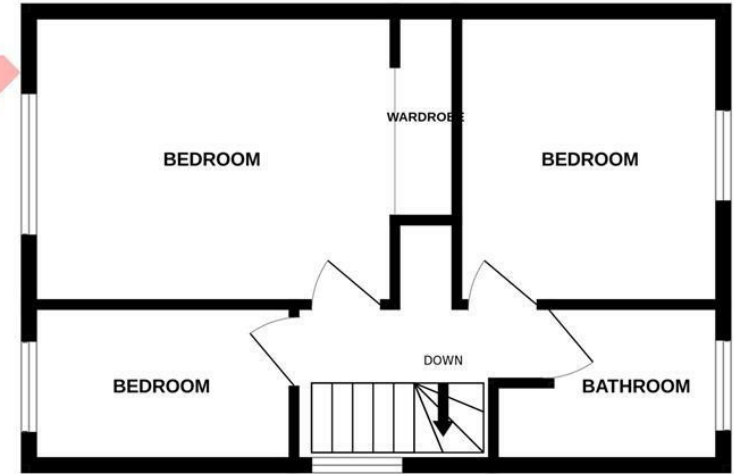




GROUND FLOOR



1ST FLOOR



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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	86
	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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.