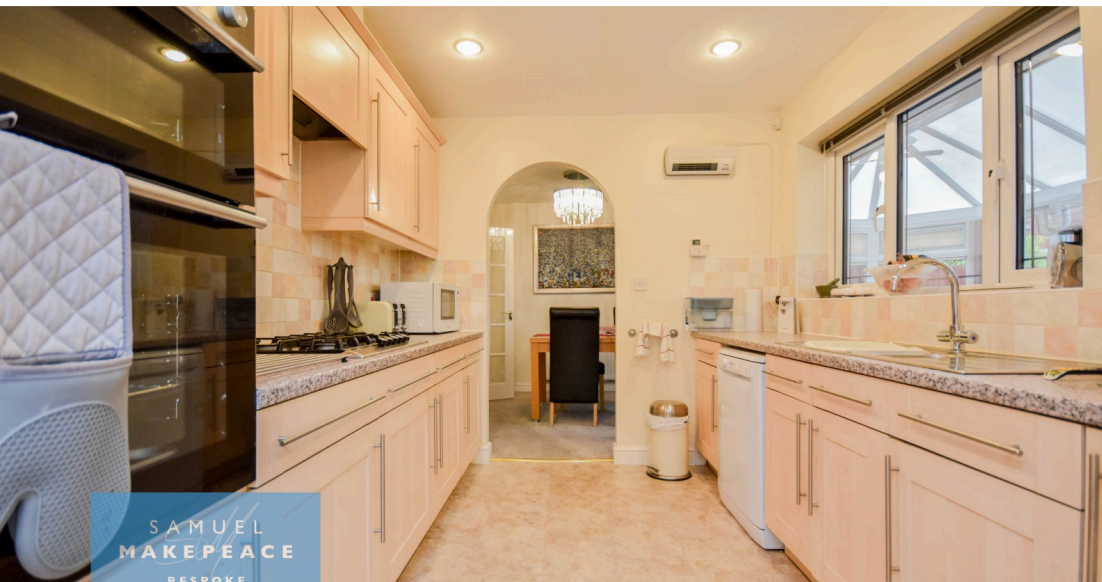




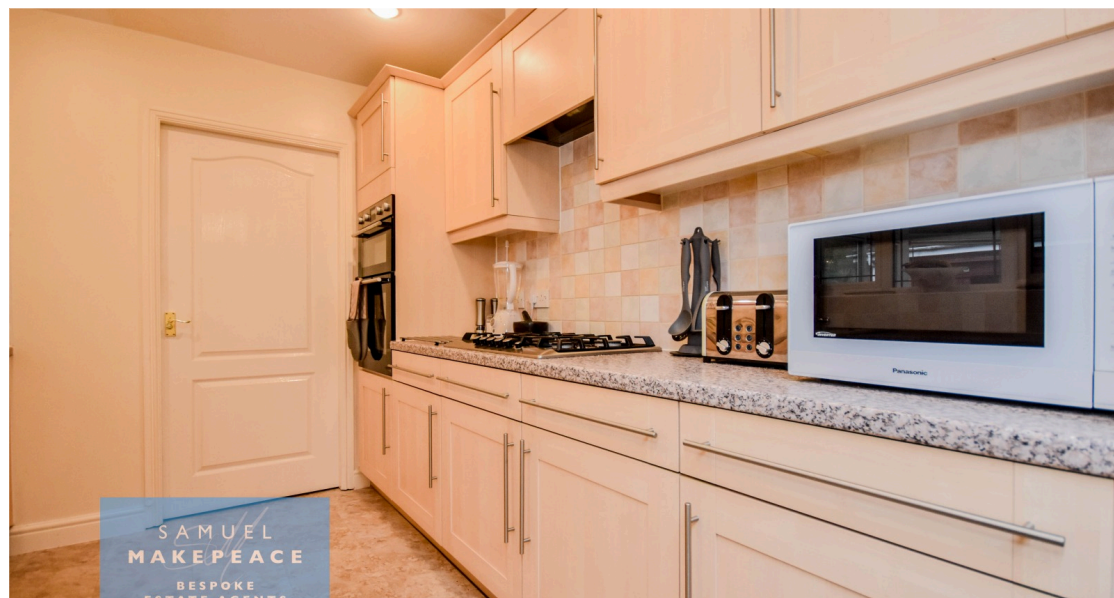
 **4**
Bedrooms

 **2**
Bathrooms

 **2**
Receptions



- **FOUR BEDROOM DETACHED HOUSE ON SOUGHT AFTER WESTPORT VIEW MOMENTS FROM WESTPORT LAKE**
- **DRIVEWAY & GARAGE PARKING FOR MULTIPLE VEHICLES PLUS PERMIT PARKING ON STREET**
- **LARGE LOUNGE OVERLOOKING WESTPORT LAKE**
- **GOOD SIZED DINING ROOM - WITH OPPORTUNITY TO MAKE OPEN PLAN**
- **KITCHEN WITH INTEGRATED APPLIANCES**
- **SEPARATE UTILITY WITH SPACE FOR APPLIANCES - INTERNAL GARAGE ACCESS**



This Spacious no upward chain Four-Bedroom Detached Home on Sought-After Botesworth Gardens, Westport View. Welcome to this generously proportioned and beautifully presented four-bedroom detached residence, perfectly positioned in the ever-popular Botesworth Gardens, Westport View. Offering a wealth of modern comforts, flexible living space, and a layout designed with growing families in mind, this home is ready to move straight into and enjoy.

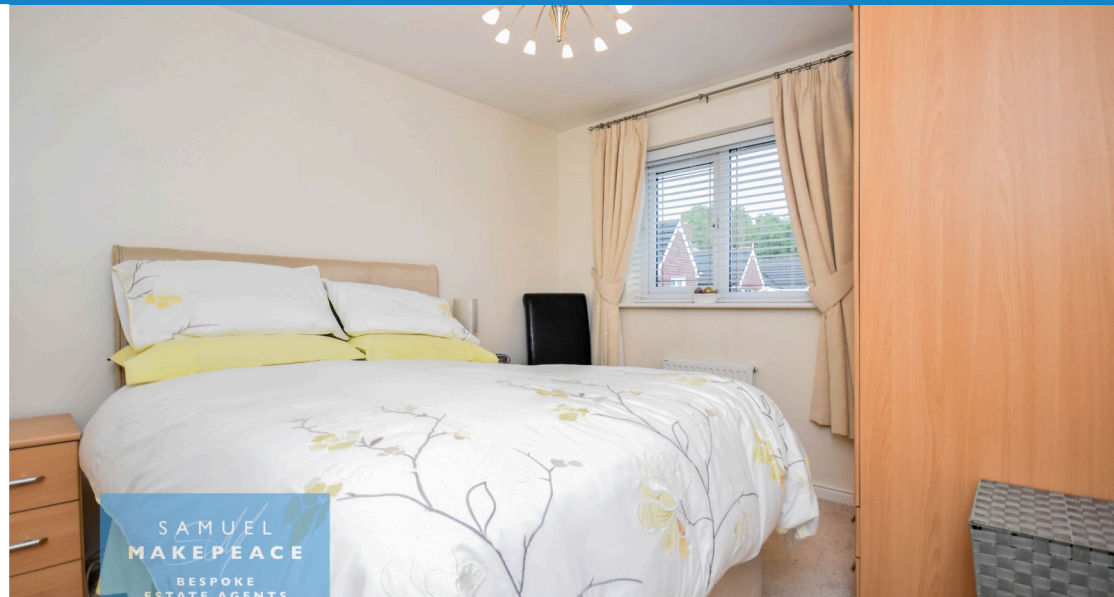
Located in a desirable residential area close to shops, excellent transport links, and **scenic lakeside walks**, the property provides both convenience and lifestyle appeal.

Upon entering, you are welcomed into a bright and airy entrance hall complete with a handy downstairs WC – ideal for guests and busy family mornings. The **lounge is spacious** and filled with natural light, featuring double internal doors that open into a **separate dining room**, perfect for entertaining or relaxing. Adjacent to the dining room is a **well-appointed kitchen** with the potential to create an **open-plan layout**. The kitchen features neutral wall and base units, practical work surfaces, tiled splashbacks, and integrated appliances including a built-under oven, gas hob, and cooker hood. A separate utility room and internal access to the garage add further convenience. The true standout is the conservatory at the rear – a stunning space to enjoy views of the garden all year round.

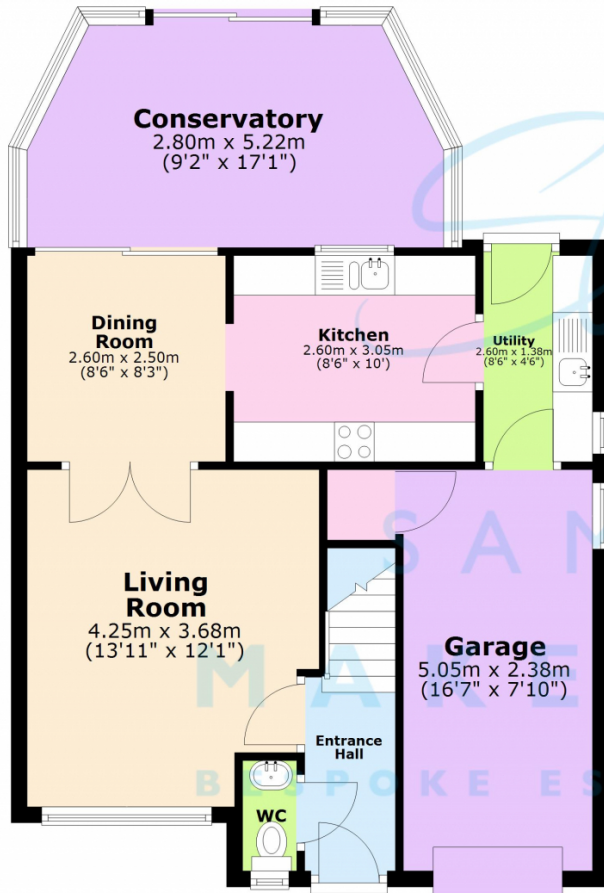
Upstairs, the sense of space continues with **four generously sized bedrooms**. The main bedroom benefits from fitted wardrobes, a built-in cupboard, and its **own en-suite shower room**, creating a private and peaceful retreat. The family bathroom features a three-piece suite along with a separate single shower cubicle.

Externally, the property boasts a **driveway to the front**, offering off-road parking for multiple vehicles and a electric car charging point. There is also an integral garage that serves as a versatile storage space. To the rear, a beautifully maintained garden features a paved patio and low-maintenance artificial lawn – ideal for family time or summer entertaining. Finally there is a CCTV security system to watch over your property externally.

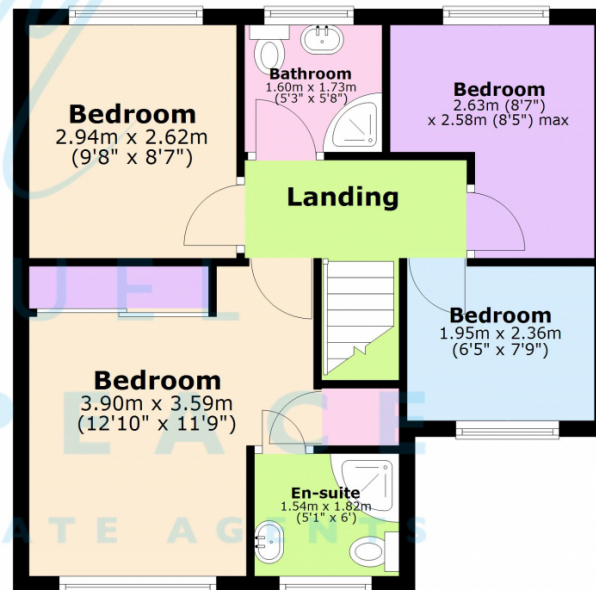
This fantastic home won't be on the market for long. **Call Samuel Makepeace Bespoke Estate Agents today to arrange your viewing!**



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 25 Botesworth Gardens, ST6

Scan me for more info

