



## West View

**offers over £245,000**

- Available with no onward chain
- Well maintained throughout
- Kitchen with Dining Room Area
- Integral garage and driveway parking
- Distant views to front aspect
- EPC Rating: D



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## About the property

Set in a pleasant cul-de-Sac location, with nearby local amenities such as schools, shops and children's play area. Well presented accommodation, open plan Kitchen with Dining area leading out to lawned garden and attached garage.

Set towards the end of a pleasant cul-de-sac location, enjoying nearby local amenities such as schools, shops and family play areas. The well presented property enjoys a comfortable design with easy layout, Benefitting from an attached Garage and driveway parking, alongside the front lawn. Internally the accommodation comprises; Entrance Hallway, with staircase to first floor. Door into Sitting Room, beautifully decorated with coving to ceiling, window to front aspect. Beyond is the open plan Kitchen and Dining Room area, with glazed door leading out to the delightful rear garden. The Kitchen is fitted with a range of units comprising cupboards and drawers with a free standing gas cooker. On the First Floor the Landing leads to the Bathroom and three Bedrooms, two of which are doubles and a third single or even useful office, for those working from home. Outside a particular feature of the property is the well maintained rear garden, with paved patio, ideal for entertaining, with low level brick walling adding a quality finish. Steps lead up to the two tiered lawned areas, with various planted shrub borders creating texture and interest along with a useful garden storage Shed positioned towards the rear fence. The property is available with no onward chain.







## Accommodation

### Entrance Hall

### Sitting Room

14' 9" x 11' 5" Max (4.50m x 3.48m Max)

### Dining Area

10' x 7' 4" (3.05m x 2.24m)

### Kitchen

10' x 7' 2" (3.05m x 2.18m)

### First Floor

### Bedroom One

14' 2" x 8' 4" (4.32m x 2.54m)

### Bedroom Two

11' 3" x 8' 1" (3.43m x 2.46m)

### Bedroom Three

8' 5" x 6' 3" (2.57m x 1.91m)

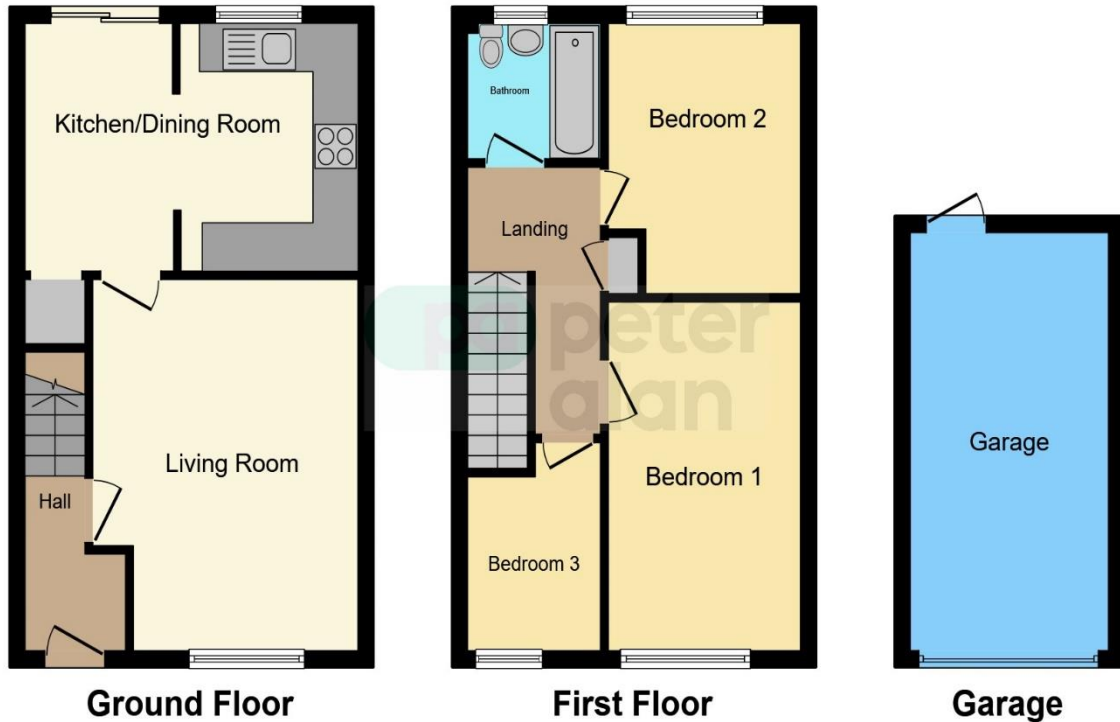
### Bathroom

### Outside

### Garage

16' 6" x 8' 3" min (5.03m x 2.51m min)

## Floorplan



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