

**£390,000**

Tucked away within a quiet cul-de-sac location within the ever sought after area of Westcroft this three bedroom detached family home benefits from three reception rooms, kitchen, en-suite to main bedroom, family bathroom and additional downstairs cloakroom, front and rear gardens, garage and driveway parking.

# Property Description

## ENTRANCE HALL

Stairs rising to first floor, doors to lounge, kitchen and cloakroom, radiator.

## CLOAKROOM

Double glazed frosted window to side aspect. Wash hand basin in vanity unit with mixer tap, low level WC, splashback tiling, radiator.

## LOUNGE

Double glazed window to front aspect. Feature fireplace, radiator.

## DINING ROOM

Double glazed sliding door to conservatory. Radiator.

## CONSERVATORY

Double glazed windows to side and rear aspects, double glazed door to side. Door to garden, ceiling fan.

## KITCHEN

Double glazed frosted door to side, double glazed window to rear aspect. Fitted with a range of base and eye level units with rolled edge work surface over, plumbing for washing machine and tumble dryer, , extractor hood, one and a half bowl sink unit, ceiling fan, door to dining room, built-in fridge, freezer and oven; boiler.

## LANDING

Doors to all rooms, access to loft space, airing cupboard.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, door to en-suite.

## EN-SUITE

Double glazed frosted window to front aspect. Fully tiled en-suite with low level WC, shower cubicle, radiator, extractor fan, wash hand basin in vanity unit with mixer tap.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

Double glazed frosted window to side aspect. Low level WC, radiator, wash hand basin in vanity unit with mixer tap, bath with mixer tap, extractor fan, part tiled walls.

## GARAGE/PARKING

Driveway parking for two cars. Garage with power and lighting.

## FRONT GARDEN

Path to front door, access to rear garden, shrub/hedge borders, driveway leading to garage.

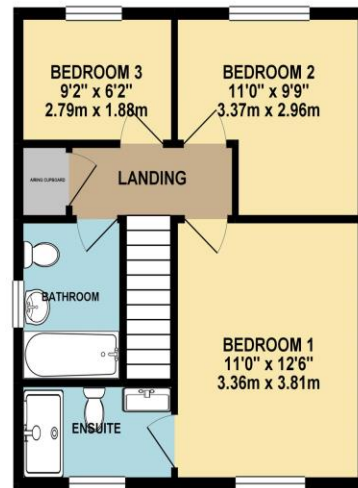
## REAR GARDEN

Laid to lawn with outside tap, outside light, door to garage.

GROUND FLOOR 576.48 sq. ft.  
( 53.56 sq. m. )



1ST FLOOR 448.71 sq. ft.  
( 41.69 sq. m. )



TOTAL FLOOR AREA : 1025.19 sq. ft. ( 95.24 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.  
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