



2 Byre Court, Westwoodside

£450,000 Freehold

AN OUTSTANDING MODERN DETACHED FAMILY HOME • BEAUTIFULLY PRESENTED AND MAINTAINED THROUGHOUT • PART OF A PRIVATE SELECT DEVELOPMENT • PRIVATE LANDSCAPED GARDENS • LARGE FRONT DRIVEWAY & DOUBEL GARAGE • 3 RECEPTION ROOMS • 4 DOUBLE BEDROOMS WITH A MASTER EN-SUITE • ATTRACTIVE FITTED KITCHEN & BATHROOMS • NOT TO BE MISSED



paul fox
the family estate agents

Executive 4-bed detached home in private development with spacious living areas, modern kitchen, double garage, landscaped garden, and parking for several cars. Immaculate condition throughout.

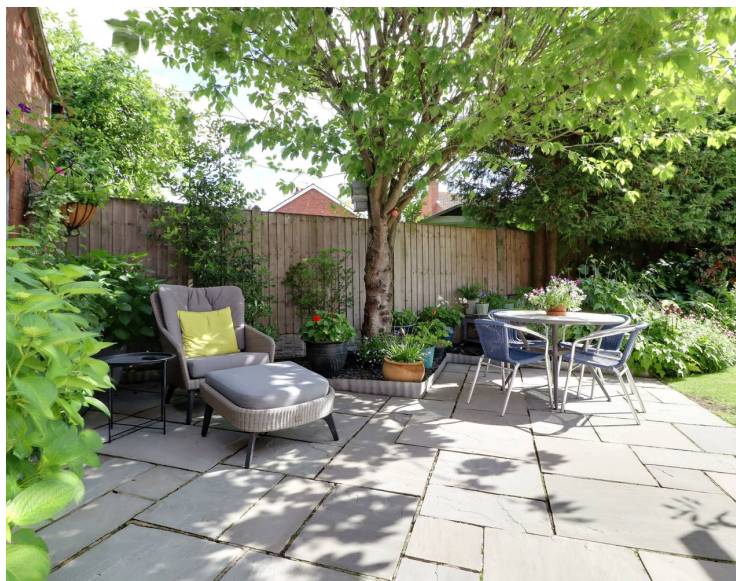
Council Tax band: E

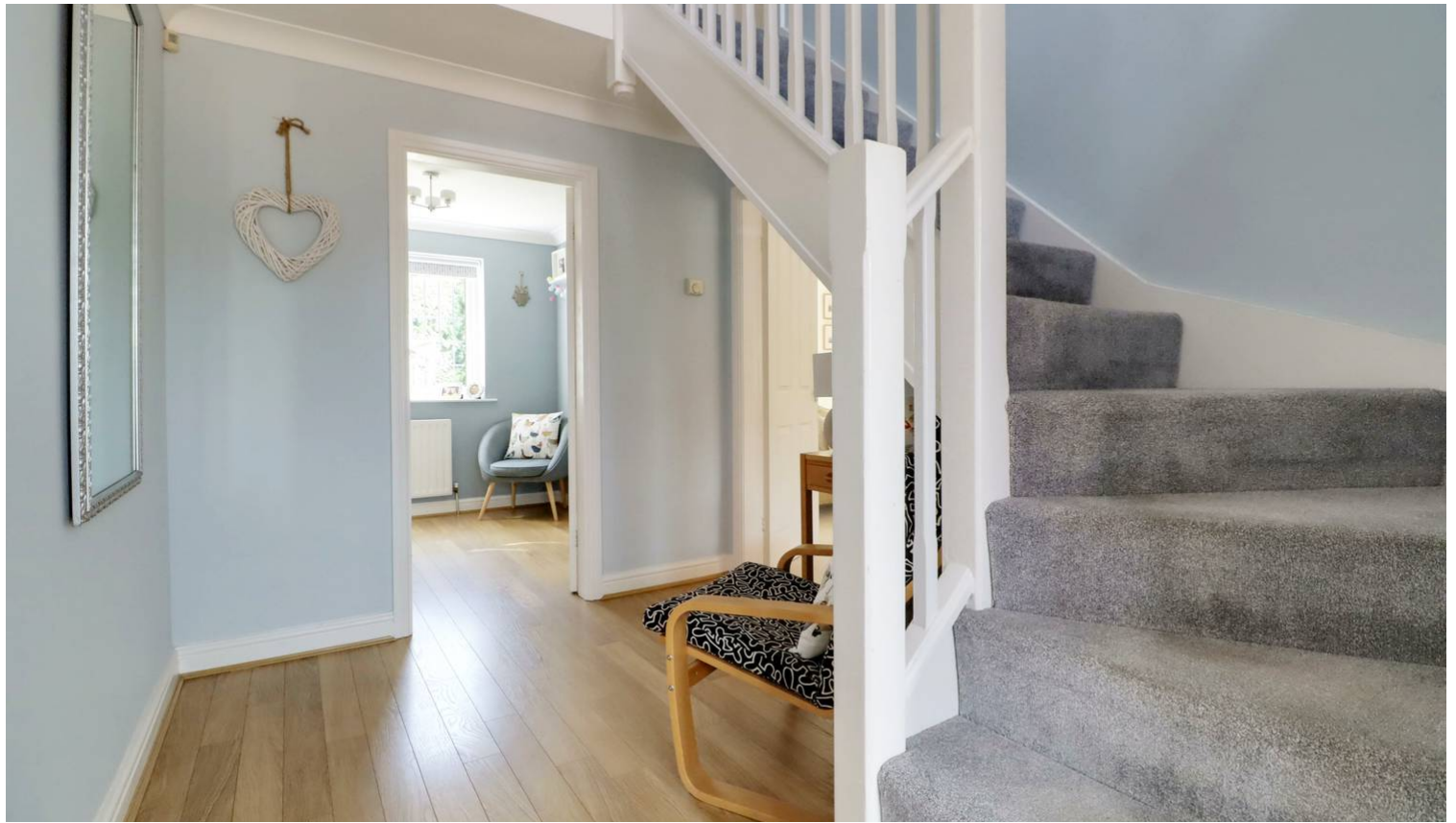
Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- AN OUTSTANDING MODERN DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED AND MAINTAINED THROUGHOUT
- PART OF A PRIVATE SELECT DEVELOPMENT
- PRIVATE LANDSCAPED GARDENS
- LARGE FRONT DRIVEWAY & DOUBEL GARAGE
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- ATTRACTIVE FITTED KITCHEN & BATHROOMS
- NOT TO BE MISSED





Central Reception Hallway

13' 9" x 7' 8" (4.19m x 2.34m)

Front composite double glazed door with patterned glazing and adjoining side light, staircase leads to the first floor accommodation with open spell balustrading and matching newel post, wooden flooring, wall to ceiling coving and ceiling rose.

Cloakroom

3' 5" x 3' 3" (1.05m x 1.00m)

Front uPVC double glazed window with inset patterned leaded glazing providing a two piece suite in white comprising a low flush WC, wall mounted wash hand basin, part tiling to walls and continuation of flooring from the entrance hallway.

Fine Main Living Room

22' 10" x 11' 9" (6.95m x 3.57m)

Enjoys a dual aspect with front uPVC double glazed projecting squared and leaded bow window, rear uPVC double glazed French doors leads out to the garden, handsome live flame coal effect gas fireplace with granite backing hearth and decorative surround and projecting mantel, wall to ceiling coving and ceiling rose.





Study

8' 7" x 7' 9" (2.62m x 2.36m)

With a rear uPVC double glazed and leaded window, wooden flooring, bespoke fitted office furniture and wall to ceiling coving.

Sitting/Dining Room

9' 6" x 11' 8" (2.90m x 3.56m)

Front uPVC double glazed and leaded window, TV point, wall to ceiling coving, wooden flooring and broad opening leads through to;

Dining Kitchen

12' 6" x 11' 8" (3.82m x 3.56m)

Rear uPVC double glazed and leaded window. The kitchen enjoys an extensive range of shaker style furniture with aluminium style pull handles, integral dishwasher and fridge freezer, complementary patterned worktop with tiled splash backs incorporates a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, space for a Range cooker with broad canopied extractor, continuation of flooring, inset modern ceiling spotlights and doors through to;





Utility Room

7' 10" x 6' 3" (2.39m x 1.90m)

Rear uPVC double glazed door with adjoining leaded window, range of shaker style furniture with brushed aluminium style pull handles with a patterned working top with tiled splash backs incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, space and plumbing for appliances, concealed wall mounted condensing central heating boiler and doors through to;

Cloakroom

2' 11" x 6' 3" (0.90m x 1.90m)

Front uPVC double glazed and leaded window with patterned glazing comprising a low flush WC, corner fitted wash hand basin and wooden flooring.

First Floor Central Landing

15' 3" x 7' 9" (4.65m x 2.35m)

Front uPVC double glazed and leaded window , continuation of open spell balustrading, wall to ceiling coving, ceiling rose, built-in airing cupboard with cylinder tank and shelving.





Master Bedroom 1

12' 2" x 11' 9" (3.70m x 3.57m)

Rear uPVC double glazed and leaded window, laminate flooring, wall to ceiling coving, built-in double wardrobes and doors through to;

En-Suite Shower Room

7' 1" x 4' 2" (2.15m x 1.28m)

Rear uPVC double glazed and leaded window with patterned glazing, modern suite in white comprising a low flush WC, pedestal wash hand basin, double shower with main shower and glazed screen, fully tiled walls, chrome towel rail and inset ceiling spotlights.

Rear Double Bedroom 2

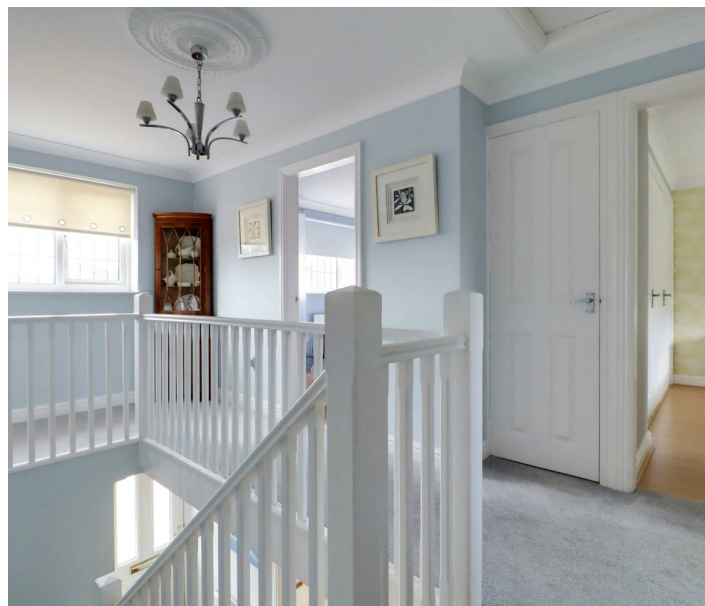
10' 5" x 7' 9" (3.17m x 2.36m)

Rear uPVC double glazed and leaded window, laminate flooring and three built-in glass fronted sliding wall to wall wardrobes and storage cupboard with shelving.

Front Double Bedroom 3

9' 8" x 11' 8" (2.95m x 3.56m)

Front uPVC double glazed and leaded window, laminate flooring and wall to ceiling coving.





Front Double Bedroom 4

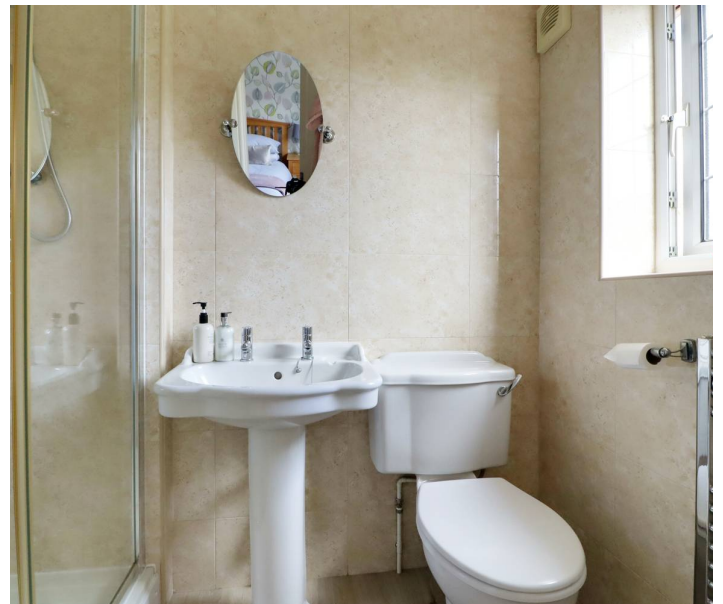
7' 9" x 11' 9" (2.37m x 3.57m)

Front leaded window, laminate flooring and wall to ceiling coving.

Family Bathroom

7' 1" x 7' 1" (2.15m x 2.15m)

With rear uPVC double glazed and leaded window with patterned glazing, modern suite in white comprising a close couple low flush WC with adjoining vanity wash hand basin with mirrored cabinet above, double ended panelled bath with electric shower and glazed screen, fully tiled walls with mosaic boarding and chrome towel rail and inset modern ceiling spotlights.



Grounds

The property sits in an extremely private select development with access shared with three further properties. The front enjoys a substantial block laid driveway allowing ample parking for an excellent number of vehicles allowing direct access to the double garage. Access is available down either side and leads to a private landscaped garden enjoying a slate flagged and block laid seating area with the principal garden being laid to lawn with mature planting.





Double Garage

17' 7" x 17' 9" (5.35m x 5.40m)

The property benefits from a detached double garage with electric up and over front door, side personal door and window, internal power and lighting and pitched roof providing storage.

Double Glazing

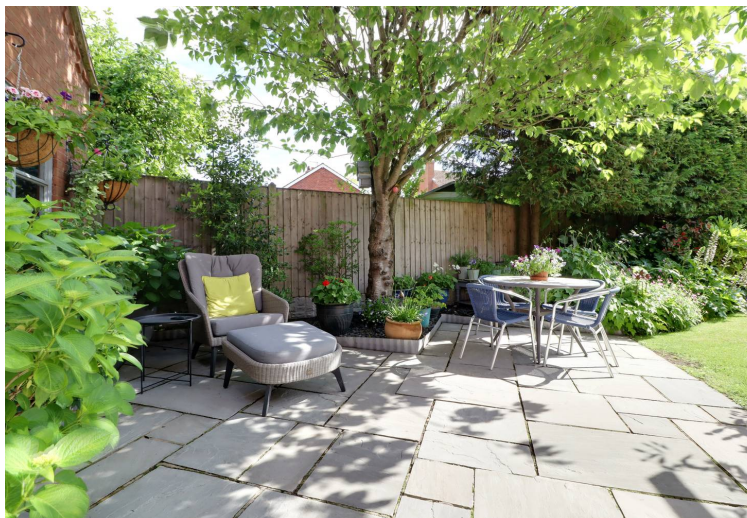
Full uPVC double glazed window and doors.

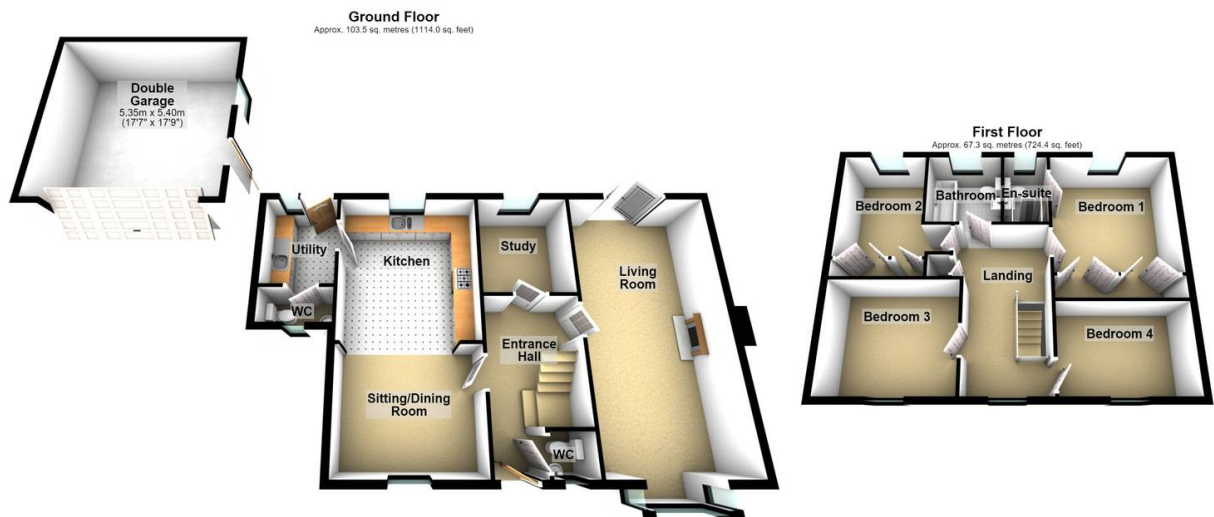
Central Heating

There is a gas fired central heating system to radiators via a condensing gas boiler.









Total area: approx. 170.8 sq. metres (1838.4 sq. feet)

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