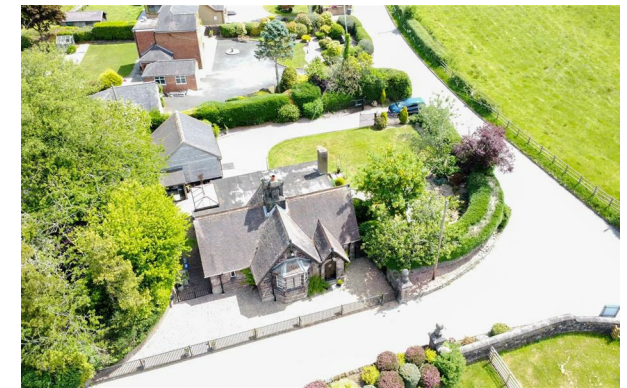




Westwood Lodge Mill Lane, Wetley Rocks, ST9 0BN

Offers In Excess Of £365,000

- Detached bungalow
- Log burner
- Electric gates and CCTV
- 3 bedrooms
- Ceiling beams
- Rural location
- Many original features
- Double garage

Westwood Lodge Mill Lane, Wetley Rocks ST9 0BN

Nestled in the charming village of Wetley Rocks, this delightful detached bungalow on Mill Lane offers a characterful home. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

As you step inside, you will be greeted by the warmth of original features, including exposed stone walls and charming ceiling beams that add a touch of rustic elegance. The spacious layout allows for comfortable living, while the large garden presents an excellent opportunity for outdoor enjoyment, perfect for gardening enthusiasts or family gatherings.



Council Tax Band: E



Porch

5'0" x 4'9"

UPVC double glazed door to the frontage, glazed window to the side, exposed stone walls.

Sitting Room

11'10" x 11'10"

Wood glazed bay window to the frontage, log burner, marble effect hearth, wood mantle.

Dining Room

11'10" x 9'8"

Wood double glazed window to the frontage, wood double glazed window to the side aspect, radiator.

Bathroom

7'3" x 6'4"

Glazed window to the rear, spa style panel bath, chrome telephone style mixer tap and hand held shower, separate walk-in shower enclosure, chrome fittings, vanity wash and basin, chrome mixer, tap, white ladder radiator, inset ceiling spotlights.

Kitchen

13'6" x 8'8"

UPVC double glaze window to the rear, UPVC double glazed window to the side aspect, units to the base and eye level, granite worktop, stainless steel under mount sink, chrome mixer tap, electric Rangemaster cooker, breakfast

bar, space for freestanding fridge freezer, space and plumbing for a washing machine.

Hall

17'8" x 3'8"

Wood glazed door, radiator.

Bedroom One

10'10" x 10'8"

UPVC double glazed window to the rear, radiator, storage cupboard with radiator.

Bedroom Two

11'11" x 9'10"

Wood double glazed window to the frontage, wood double glazed window to the side aspect, radiator.

Bedroom Three / Study

9'8" x 7'0"

UPVC double glazed window to the side aspect, radiator.

WC

5'4" x 2'7"

UPVC double glazed window to the side aspect, Low level WC.

Rear Porch

15'5" x 6'2"

UPVC double glazed door, UPVC double glazed windows to both sides and the frontage, polycarbonate roof, exposed stone wall, radiator, tiled floor.

Externally

To the frontage, gravelled area, metal fence and gate.

To the rear, area laid to lawn, gravelled area, double garage/carport, electric gates, hedge boundary, well stocked borders, mature trees and shrubs.

Garage / Car Port

Timber double garage, power and light.

AML REGULATIONS

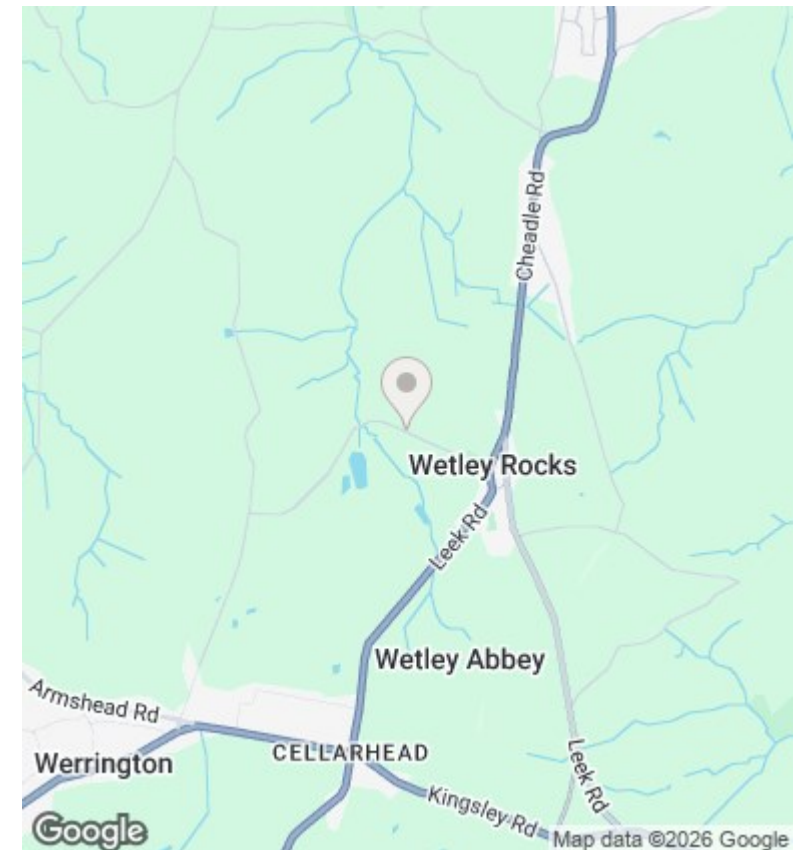
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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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Directions

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		