



48 Akeferry Road,

Westwoodside, DN9 2DS

● An excellent opportunity to purchase this beautifully presented 4-bedroom family home ideally situated in the popular village of Westwoodside convenient location offering a range of local amenities close at hand. Offering spacious & versatile accommodation throughout briefly comprising hallway, WC, living room, dining room, conservatory, dining kitchen & utility. First floor landing 4-bedrooms, one of which with shower cubicle & family shower room. The property is approached through impressive double iron gates opening onto a driveway with ample off-road parking & detached double garage. The front garden with lawn & established privacy hedging. The rear with delightful & private lawned garden complemented by a variety of mature well-stocked flower borders & established trees. The garden is fully enclosed by timber fencing. This superb family home offers generous living accommodation, excellent outdoor space and a convenient village location. Contact agents to arrange your viewing! ● 📞

● Detached four-bedroom house - Reception hallway / WC / Living room - Dining room / Conservatory / Dining kitchen / Utility - First floor with 4 bedrooms & family shower room - One bedroom to include shower cubicle - Excellent local amenities - Front and rear lawned garden ●

Offers in the region of: £465,000

DETACHED HOUSE

CANOPIED ENTRANCE DOOR OPENING INTO:

RECEPTION HALL Side facing window. A range of built-in storage cupboards. Staircase leading to first floor landing and bedrooms. Radiator



CLOAKROOM Side facing window. WC and pedestal hand wash basin. Half tiled walls and tiled floor.

LIVING ROOM 19' 2" x 16' 7" (5.853m x 5.071m) Front facing bay window and additional side facing window. Impressive corner fireplace with electric fire and hearth. Television point. Radiators. Rear facing sliding glass panelled French doors leading into: -





DINING ROOM 11' 8" x 9' 10" (3.578m x 3.020m) Rear facing French doors and glass panels opening into the conservatory. Radiator.



CONSERVATORY 17' 10" x 16' 6" (5.454m x 5.042m) L-shaped sizable conservatory with brick base and Upvc windows and French doors opening onto the enclosed private garden. Additional door and windows leading into the utility room. Tiled floor. Radiator.



DINING KITCHEN 16' 11" x 10' 11" (5.169m x 3.344m) The kitchen benefits from dual-aspect windows, providing plenty of natural light. It is fitted with a range of base and wall units, incorporating drawers, corner display shelving and a dresser-style unit. The worktop incorporates a one-and-a-half bowl porcelain sink with mixer taps and a tiled splashback. Cooking facilities include a four-ring gas hob with extractor hood above and a built-in oven below. There is also an integral fridge. Further features include a tiled floor and radiators.



UTILITY ROOM 11' 11" x 6' 8" (3.642m x 2.039m) Rear-facing window overlooking the garden, with an additional internal window looking into the kitchen. A door provides access to the outside. Fitted base unit incorporating a single drainer sink with mixer taps and space beneath for white goods. Tiled floor.

FIRST FLOOR LANDING Side facing window. Loft access. Spacious landing with built-in floor to ceiling cupboards.



BEDROOM 1 13' 4" x 11' 5" (4.067m x 3.496m) Front facing windows with open views. One wall with built-in wardrobes with sliding doors. Radiator.



BEDROOM 2 12' 10" x 12' 7" (3.935m x 3.859m) Rear facing window with views. Corner shower cubicle. Radiator.



BEDROOM 3 13' 5" x 8' 1" (4.094m x 2.482m) Front facing window with wonderful views. Fitted wardrobe with high level storage. Additional built-in storage cupboard. Radiator.



BEDROOM 4 8' 0" x 7' 6" (2.462m x 2.300m) Rear facing window. Television point. Radiator.

SHOWER ROOM 8' 0" x 7' 11" (2.443m x 2.419m) Rear facing window. Walk-in double shower with hand and rain shower heads. WC and vanity sink unit with storage under. Half tiled walls. Radiator.



OUTSIDE Externally the property is approached through impressive double iron gates, opening onto a spacious driveway providing ample off-road parking and leading to a detached double garage. The front garden is mainly laid to lawn and complemented by established privacy hedging. To the rear there is a delightful and private lawned garden complemented by a variety of mature well-stocked flower borders and established trees. The garden is fully enclosed by timber fencing.

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: D

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236