



18 Westmoreland Close, Westwoodside

£398,000

A FINE EXECUTIVE DETACHED HOUSE • HIGHLY SOUGHT AFTER LOCATION • 3 RECEPTION ROOMS • NO UPWARD CHAIN • NOT TO BE MISSED • FRONT DRIVEWAY & INTEGRAL DOUBLE GARAGE • LARGE EXTENDED KITCHEN • 4 DOUBLE BEDROOMS WITH AN EN-SUITE SHOWER ROOM • PRIVATE ENCLOSED REAR GARDEN • MODERN FAMILY BATHROOM



paul fox
the family estate agents

**** NO UPWARD CHAIN ** CIRCA 2000 SQ FT **** A superb modern executive detached house offering well presented and proportioned accommodation located W...

Council Tax band: E

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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- 3 RECEPTION ROOMS
- NO UPWARD CHAIN
- NOT TO BE MISSED
- FRONT DRIVEWAY & INTEGRAL DOUBLE GARAGE
- LARGE EXTENDED KITCHEN
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- PRIVATE ENCLOSED REAR GARDEN
- MODERN FAMILY BATHROOM





Central Reception Hallway

8' 2" x 11' 9" (2.49m x 3.58m)

Front wood grain effect uPVC entrance door with inset patterned glazing and matching adjoining side light, staircase leads to the first floor accommodation with open spell balustrading with matching newel post with under stairs storage, laminate flooring, wall to ceiling coving, wall mounted thermostat for the central heating and doors to;

Cloakroom

Rear wood grain effect uPVC double glazed window with patterned and leaded glazing, suite in white comprising a low flush WC and broad vanity wash hand basin with storage cabinets beneath, part tiling to walls and tiled flooring.

Living Room

12' 4" x 20' 11" (3.75m x 6.38m)

Enjoys a dual aspect with a front uPVC double glazed and leaded bay window, rear uPVC double glazed sliding patio door leads to the garden, laminate flooring, handsome live flame coal effect fire with marbled backing, hearth and wooden surround and projecting mantel.





Formal Dining Room

11' 4" x 11' 8" (3.45m x 3.56m)

With a broad front wood grain uPVC double glazed and leaded window and wall to ceiling coving.

Large Fitted Dining Kitchen

14' 8" x 20' 4" (4.47m x 6.20m)

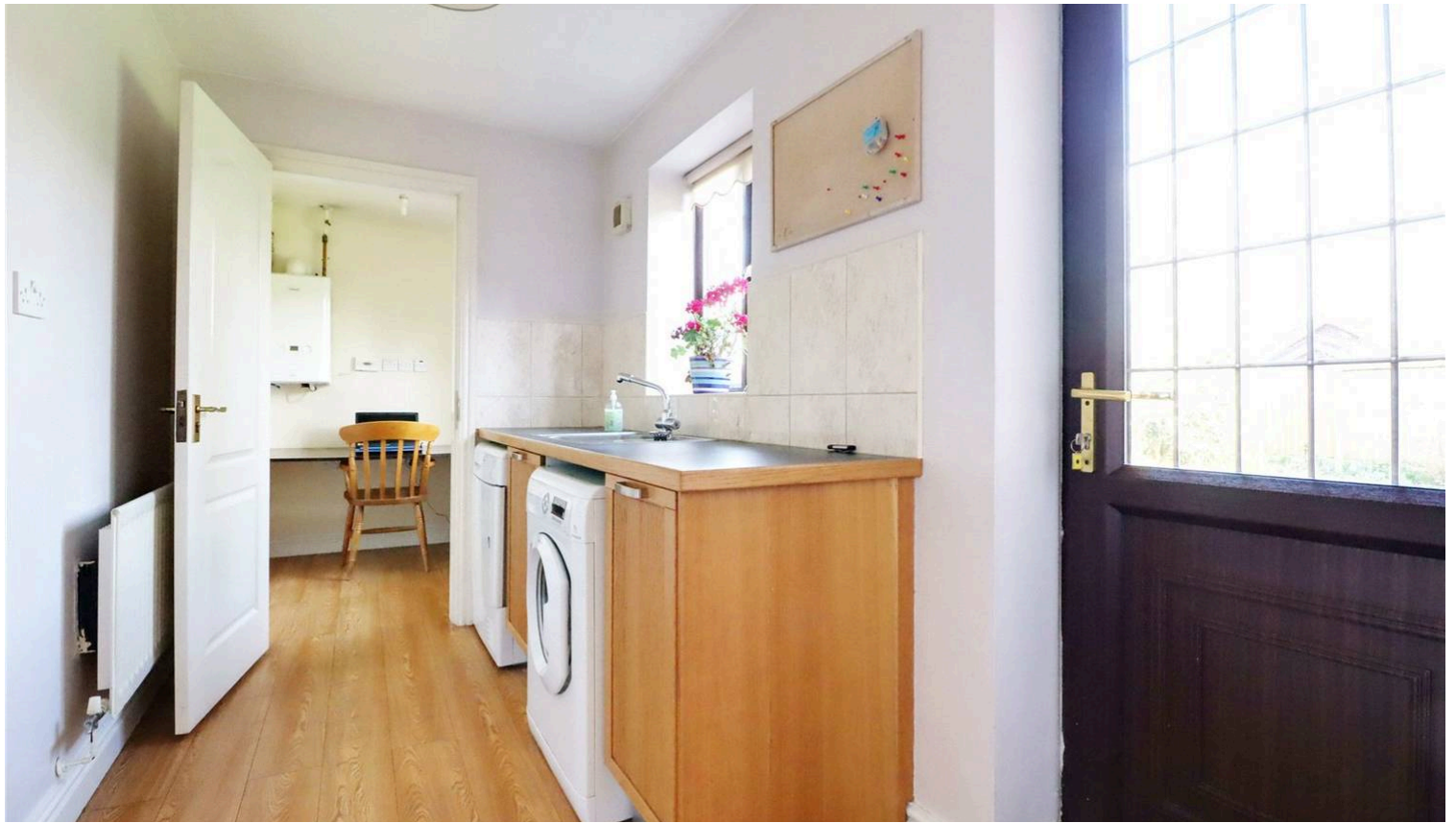
Enjoys a multi aspect with rear and side wood grain effect uPVC double glazed and leaded window, matching side French doors leads out to the garden and part pitched roof with Velux roof light. The kitchen enjoys an extensive range of matching base and wall units with drawers finished in chrome with a complementary stone worktop with matching uprising incorporating a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built-in five ring gas hob with overhead glazed canopied extractor and eye level double oven, central island, laminate flooring and doors leads through to;

Utility Room

10' 8" x 5' 9" (3.25m x 1.74m)

With a rear wood grain effect window with matching entrance door, matching base units to the kitchen with a patterned worktop with tiled splash backs and incorporating a stainless steel sink unit with drainer to the side and block mixer tap, space and plumbing for appliances, laminate flooring, and doors through to;





Study

6' 3" x 5' 9" (1.90m x 1.75m)

With a rear wood grain effect uPVC double glazed and leaded window, laminate flooring, fitted desk with a bevelled edge and wall mounted Ideal gas fired central heating boiler with programmer.

First Floor Landing

8' 2" x 9' 0" (2.48m x 2.75m)

Has front arch top wood grain effect uPVC double glazed and leaded window, continuation of open spell balustrading, wall to ceiling coving, loft access and doors to;

Master Bedroom 1

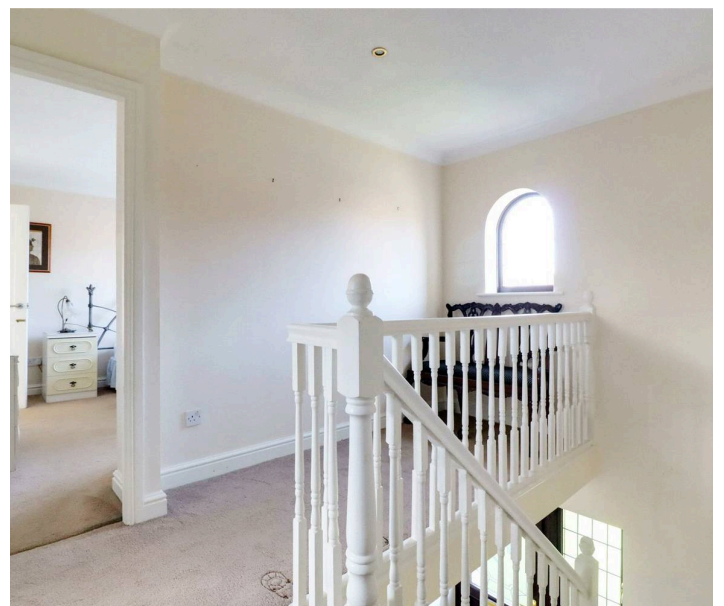
17' 3" x 10' 8" (5.27m x 3.26m)

Plus a projecting front and rear uPVC double glazed wood grain effect and leaded windows and wooden style fitted furniture.

Front Double Bedroom 2

10' 9" x 11' 10" (3.27m x 3.60m)

With a front uPVC wood grain effect uPVC double glazed and leaded window, white fronted built-in wardrobes, wall to ceiling coving and doors through to;





Jack and Jill Shower Room

8' 10" x 3' 10" (2.70m x 1.17m)

With a side wood grain effect uPVC double glazed window with inset patterned leaded glazing, suite in white comprising a low flush WC, pedestal wash hand basin, corner shower cubicle with mains shower and glazed screen, cushioned flooring, part tiling to walls and wall to ceiling coving.

Rear Double Bedroom 3

13' 9" x 8' 11" (4.20m x 2.73m)

With a rear wood grain effect double glazed and leaded window, wall to ceiling coving and an internal door through to the Jack and Jill shower room.

Rear Double Bedroom 4

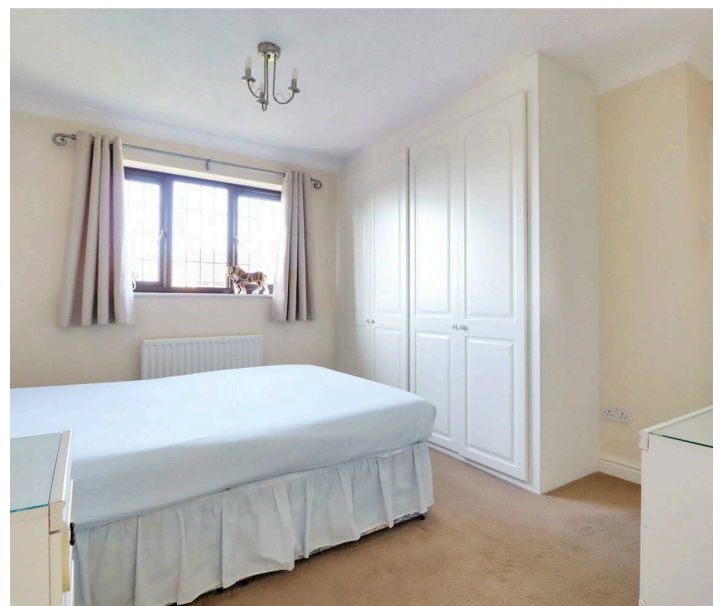
8' 11" x 13' 0" (2.73m x 3.96m)

With a rear wood grain effect uPVC double glazed and leaded window, fully fitted bank of wardrobes to one wall and a built-in airing cupboard with cylinder tank.

Family Bathroom

8' 7" x 11' 4" (2.62m x 3.45m)

With two front woodgrain effect uPVC double glazed and leaded windows, modern suite in white comprising a low flush WC, vanity wash hand basin with mirrored cabinets above, panelled bath and walk-in double shower cubicle with mains shower and glazed screen, wet room style flooring, part tiling to walls with chrome edging and a matching chrome modern radiator with towel rail.





Grounds

To the front the property enjoys a double width block paved driveway providing parking for a good number of vehicles and allowing direct access to the integral double garage, gardens to the front come principally laid to lawn behind a mature boundary hedge with concrete flagged pathway to the entrance door. To the rear the property enjoys a private enclosed rear garden being principally lawned with mature planted borders and flagged seating area.

Internal Garage Store

7' 1" x 5' 7" (2.17m x 1.70m)

With pine panel to walls and doors through to;

Garage

17' 5" x 17' 11" (5.32m x 5.45m)

The property benefits from an integral double garage with twin up and over front doors, internal power and lighting and storage base units.

Double Glazing

Full wood grain effect uPVC double glazed windows and doors.

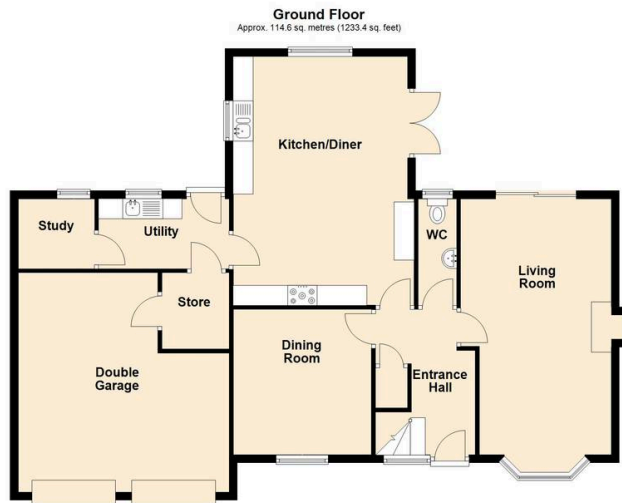
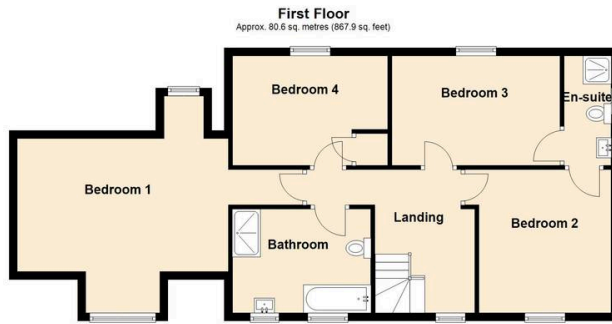
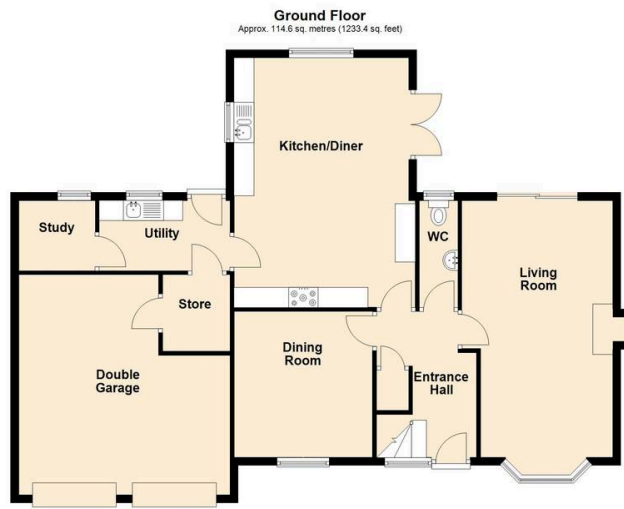
Central Heating

Modern gas fired effect central heating system to radiators via a gas boiler and electric hot water tank.









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