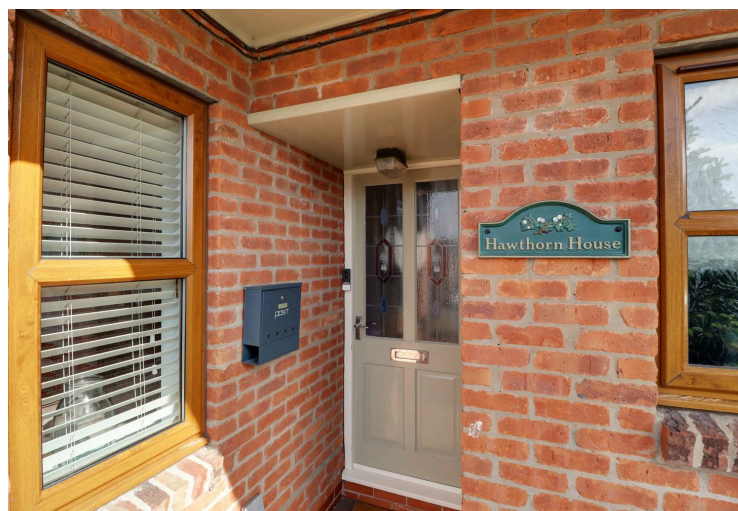




20 Crackle Hill, Westwoodside

£425,000 Freehold

A STUNNING CHALET STYLE DETACHED HOUSE • HIGHLY DESIRABLE LOCATION WITH EXCELLENT VIEWS • BEAUTIFULLY PRESENTED & IMMACULATLY KEPT THROUGHOUT • FINE MAIN FRONT LOUNGE & REAR CONSERVATORY • QUALITY FITTED DINING KITCHEN • 4 EXCELLENT BEDROOMS • FEATURE MASTER BEDROOM SUITE WITH A DRESSING ROOM & EN-SUITE • INTEGRAL DOUBLE GARAGE • PRIVATE LANDSCAPED REAR GARDEN



paul fox
the family estate agents

Attractive 4-bed detached chalet home with stunning views, open plan kitchen, conservatory, master suite, double garage, landscaped garden, and spacious living areas in a desirable location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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- HIGHLY DESIRABLE LOCATION WITH EXCELLENT VIEWS
- BEAUTIFULLY PRESENTED & IMMACULATELY KEPT THROUGHOUT
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Central Reception Hallway

8' 4" x 4' 1" (2.55m x 1.25m)

Front panelled and glazed entrance door with patterned glazing, attractive solid wooden flooring, return staircase leads to the first floor accommodation with open spell balustrading and matching newel posts with a half landing side light wood grain effect uPVC double glazed window and a large built-in cloaks cupboard with hanging rail and shelving.

Cloakroom

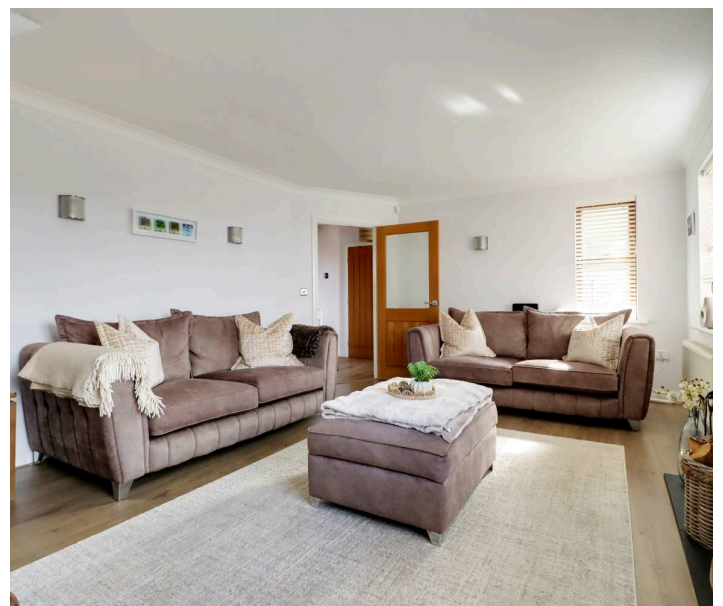
7' 3" x 4' 1" (2.20m x 1.25m)

Front light wood grain effect uPVC double glazed window with patterned glazing and a tiled sill, modern suite in white comprising a low flush WC, wall mounted vanity wash hand basin, tiled flooring, wall to ceiling coving and chrome towel rail.

Spacious Front Lounge

12' 8" x 18' 9" (3.85m x 5.71m)

Enjoys a dual aspect with front and side light wood grain effect uPVC double glazed windows, handsome inset multi fuel cast iron stove with attractive surround and projecting mantel, wooden flooring, TV point and wall to ceiling coving.

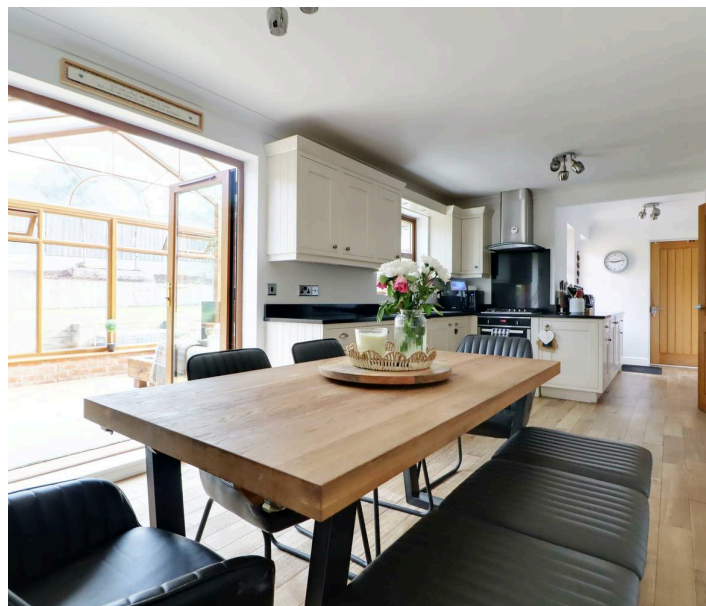




Open Plan Dining Kitchen

9' 11" x 27' 9" (3.02m x 8.45m)

Having rear light wood grain effect uPVC double glazed windows, panelled and glazed timber framed entrance door leads to the garden and internal French doors leads through to the conservatory. The kitchen enjoys an extensive range of fitted shaker style furniture with brushed aluminium style button and cupped pull handles with a complementary granite worktop with matching uprising incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, built-in four ring gas hob with oven beneath and overhead canopied extractor, solid wooden flooring, wall to ceiling coving, personal door through to the garage and TV point.



Rear Conservatory

10' 0" x 14' 11" (3.05m x 4.55m)

With dwarf bricked walling with above light wood grain effect windows, side French doors leads to the garden, pitched glazed roof with glazed gable, laminate flooring and TV point.

First Floor Spacious Central Landing

6' 1" x 14' 11" (1.85m x 4.55m)

Continuation of open spell balustrading, wall to ceiling coving, loft access. built-in airing cupboard with cylinder tank and shelving and doors to;





Master Bedroom Suite

Dressing Room

8' 8" x 9' 10" (2.65m x 3.00m)

With front light wood grain effect uPVC double glazed window, attractive wooden flooring and doors to the bedroom and en-suite.

En-Suite Shower Room

7' 0" x 6' 9" (2.14m x 2.07m)

Rear light wood grain effect uPVC double glazed window with patterned glazing enjoying a modern suite in white comprising a close couple low flush WC with adjoining vanity storage units, matching vanity wash hand basin, walk-in double shower with overhead mains shower and glazed screen, laminate flooring, majority tiling to walls and fitted chrome towel rail.

Master Bedroom 1

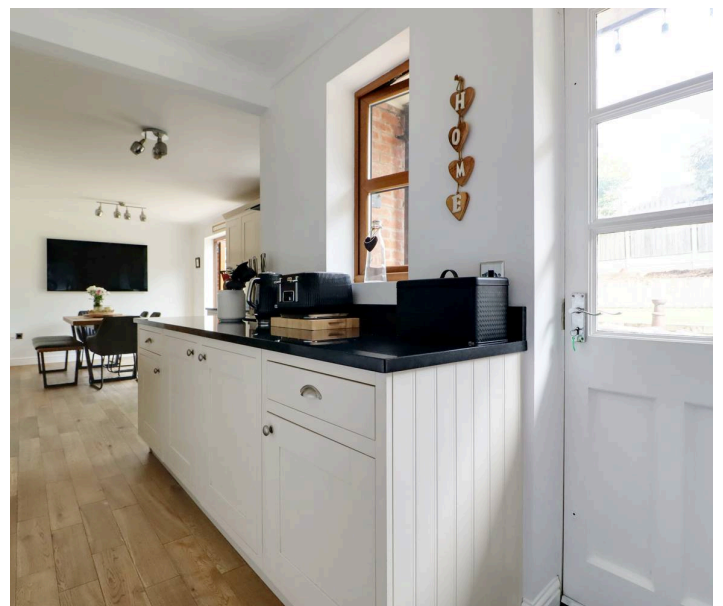
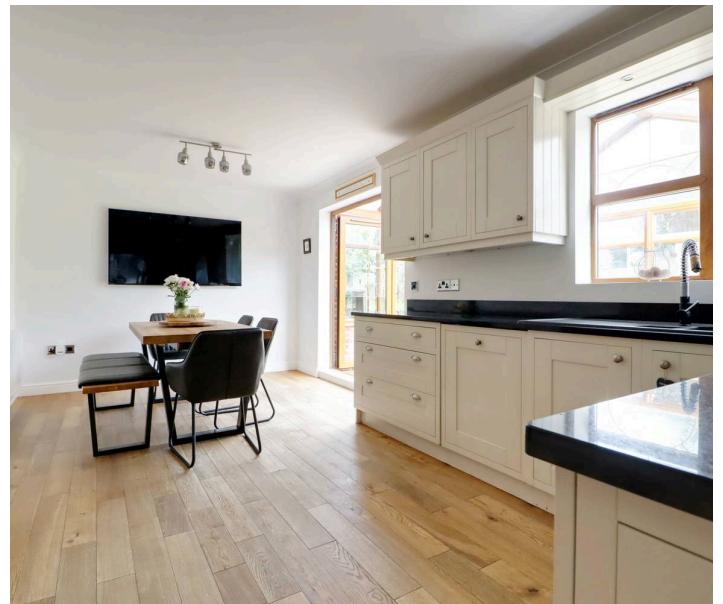
17' 2" x 12' 10" (5.23m x 3.90m)

Enjoys a dual aspect with front and rear light wood grain effect uPVC double glazed windows and built-in wardrobe.

Rear Double Bedroom 2

10' 1" x 10' 2" (3.07m x 3.10m)

Rear light wood grain effect uPVC double glazed window, built-in wardrobe, wall to ceiling coving and door leads to the bathroom creating a Jack and Jill style arrangement.





Front Bedroom 3

9' 10" x 9' 2" (3.00m x 2.80m)

Front light wood grain effect uPVC double glazed window, laminate flooring, wall to ceiling coving and eaves storage.

Front Bedroom 4

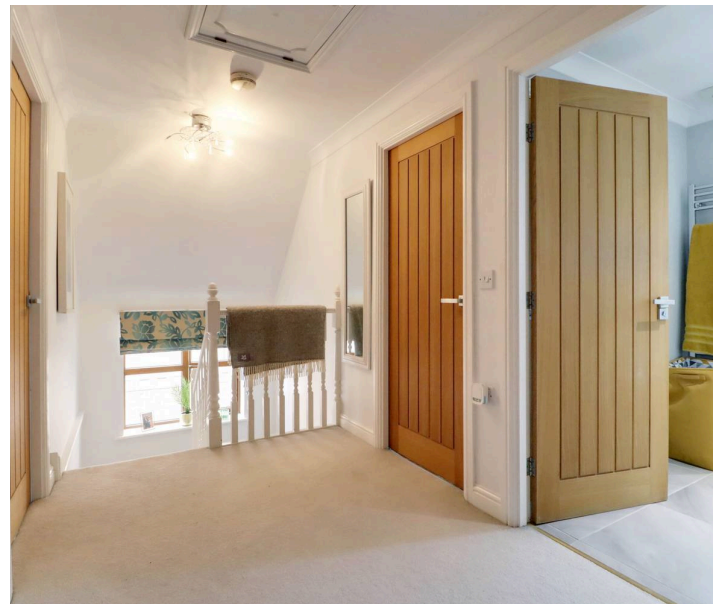
9' 10" x 9' 1" (3.00m x 2.78m)

Front light wood grain effect uPVC double glazed window and laminate flooring.

Luxury Family Bathroom

10' 1" x 8' 3" (3.07m x 2.51m)

Rear light wood grain effect uPVC double glazed window with obscured glazing, quality modern suite in white comprising a free standing double ended bath, low flush WC, vanity wash hand basin, tiled flooring, wall to ceiling coving, fitted chrome towel rail and inset ceiling spotlights.





Grounds

The property is positioned in an extremely sought after and well regarded development surrounded by executive properties all with an individual design. To the front the property has a large block paved driveway which could comfortably serve parking for 4 vehicles and allows direct access to the garage with pathway leading to the sheltered front entrance door. The gardens are laid to lawn with planted borders. The rear garden has been beautifully landscaped and enjoys an excellent degree of privacy having initial decked seating which can be access from the kitchen and conservatory doors with sleeper steps leading to a central lawned garden with further decked and flagged seating areas, manageable barked and pebbled borders and planted shrubs.

Double Garage

17' 4" x 16' 1" (5.28m x 4.91m)

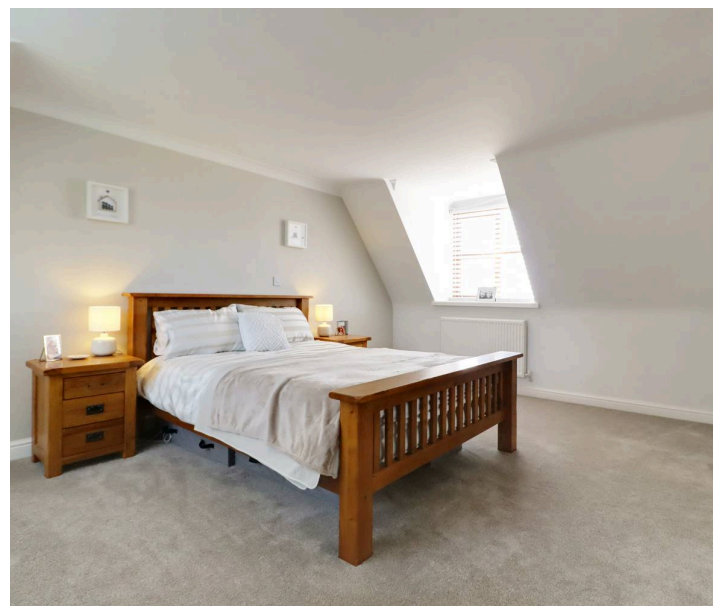
With electric double width up and over front door, rear wooden grain effect uPVC double glazed window and personal door out to the garden, internal power and lighting, laminate flooring and plumbing for appliances.

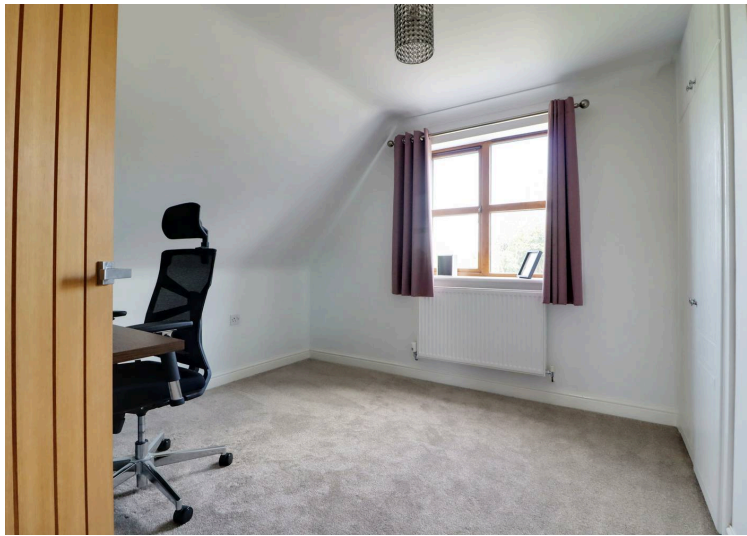
Double Glazing

Full uPVC double glazed windows and doors with the exception of the front and rear entrance doors.

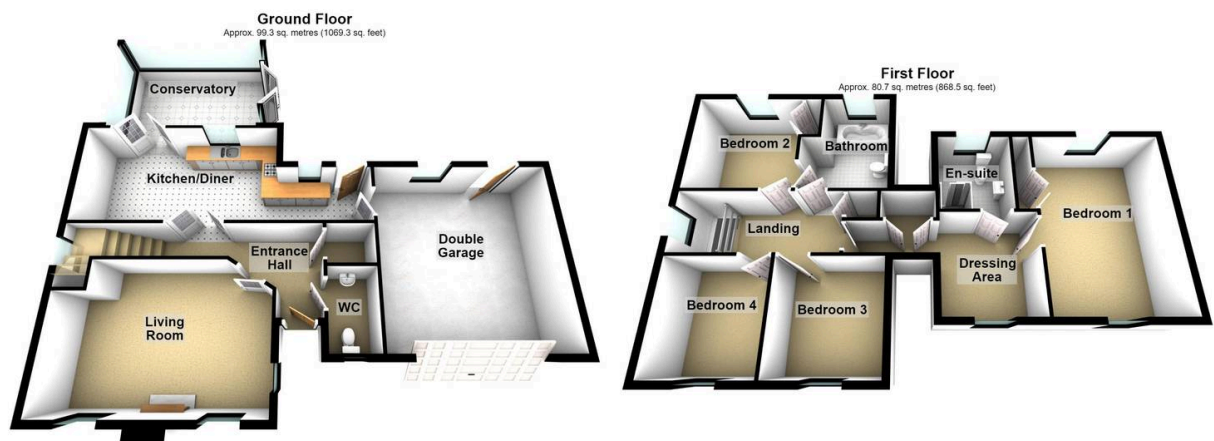
Central Heating

There is a modern gas fired central heating system to radiators via a gas boiler located within the garage.









Total area: approx. 180.0 sq. metres (1937.7 sq. feet)

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