



- Popular Village Location
- Quiet Cul-de-sac Setting
- Semi Detached House
- 3 Bedrooms
- 23ft3 Lounge/Diner
- Downstairs WC
- Conservatory
- CHAIN FREE!

Westfield Drive, Messingham, DN17 3PD,  
£174,950



Located in this peaceful cul-de-sac within the ever popular village of Messingham, this semi detached house on Westfield Drive is available to purchase with NO ONWARD CHAIN! The accommodation briefly comprises of 3 bedrooms and a bathroom to the first floor, whilst downstairs boasts an entrance porch, hallway, WC, lounge/diner, kitchen and conservatory. Outside the property has off street parking for numerous vehicles, a garage and a low maintenance rear garden. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: B



## Entrance Porch

Having uPVC double glazed doors to the front aspect and door into hallway.

## Hallway

Having uPVC double glazed window to the side aspect, radiator, coved ceiling and stairs rising to the first floor.

## Downstairs WC

2' 10" x 6' 1" (0.86m x 1.85m)

Having WC, wash hand basin and coved ceiling.

## Lounge/Diner

12' 3" max x 23' 3" max (3.73m x 7.08m)

Having uPVC double glazed window to the front aspect, coved ceiling, two radiators, fireplace and sliding doors to the conservatory.

## Conservatory

9' 2" x 9' 2" (2.79m x 2.79m)

Having wooden framed double glazed windows to the rear and side aspects, sliding doors to the rear garden and radiator.

## Kitchen

8' 9" max x 8' 8" min (2.66m x 2.64m)

Having uPVC double glazed window to the rear aspect, uPVC double glazed door to the side aspect, radiator, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and space/plumbing for white goods.

## First Floor Landing

Having uPVC double glazed window to the side aspect, coved ceiling and loft access.

## Bedroom 1

11' 8" x 11' 7" (3.55m x 3.53m)

Having uPVC double glazed window to the front aspect, radiator, coved ceiling and fitted wardrobes.

## Bedroom 2

11' 8" x 10' 4" (3.55m x 3.15m)

Having uPVC double glazed window to the rear aspect, radiator, coved ceiling and built in cupboard.

## Bedroom 3

6' 10" x 6' 7" (2.08m x 2.01m)

Having uPVC double glazed window to the front aspect, radiator and coved ceiling.

## Family Bathroom

6' 7" x 5' 5" (2.01m x 1.65m)

Having uPVC double glazed window to the rear aspect, P shaped panelled bath with shower over, wash hand basin set in vanity unit, WC and heated towel rail.

## Garage

8' 2" x 14' 8" (2.49m x 4.47m)

Having up and over door, light and power.

## Outside Front

A block paved driveway provides off street parking and leads down the side of the property to the garage. There's also a pebbled area ideal for further parking or low maintenance garden.

## Outside Rear

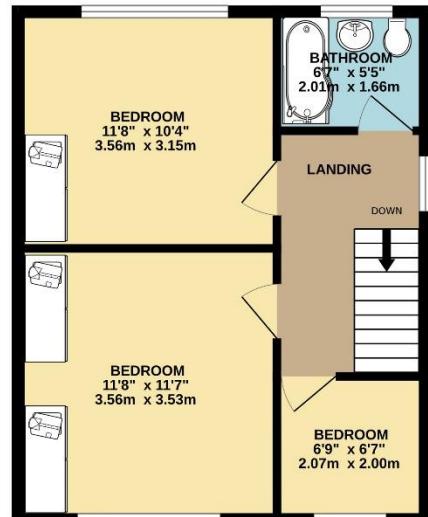
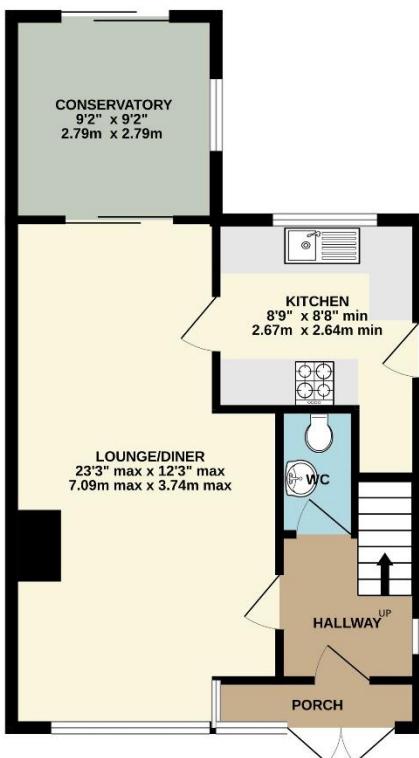
The low maintenance rear garden includes a block paved area, astroturf, shed and a fenced/walled surround.





GROUND FLOOR

1ST FLOOR



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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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