



ESTATE AGENTS

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Offers In Excess Of £350,000

PCM Estate Agents welcome to the market an exciting opportunity to acquire this LINK-DETACHED FOUR BEDROOM FAMILY HOME, positioned in the sought-after village of Westfield, close to local schooling establishments and nearby amenities within the village, whilst also being within easy reach of 1066 country walks.

This MODERN HOME offers well-appointed accommodation comprising an entrance hall, DOWNSTAIRS WC, lounge, MODERN KITCHEN and a separate DINING ROOM with BI-FOLD DOORS onto the level family friendly rear garden. What was the attached garage has been partially converted, with the rear section being a STUDY/ UTILITY SPACE which is accessible from the dining room, and the front section being utilised for storage. The garage could be easily reinstated with the removal of a partition wall. Upstairs, the landing provides access to FOUR BEDROOMS, all of which has FITTED WARDROBES, and a LOVELY BATHROOM with shower over bath. There are modern comforts including gas fired central heating and double glazing.

Externally the property benefits from a driveway providing OFF ROAD PARKING, whilst to the rear is a further ALLOCATED PARKING space. The REAR GARDEN is a lovely feature being laid to lawn with a SANDSTONE PATIO offering ample outdoor space to eat al-fresco or entertain.

Viewing comes highly recommended for those seeking a LOVELY MODERN FOUR BEDROOM HOME in a lovely VILLAGE SETTING. Please call the owners agents now to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

ENTRANCE HALL

Inviting space offering ample space to take off coats and shoes, wall mounted consumer unit, wood flooring, radiator, doors opening to:

CLOAKROOM

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, wood laminate flooring, double glazed opaque glass window to front aspect.

LIVING ROOM

17'10 x 17'1 narrowing to 14'9 (5.44m x 5.21m narrowing to 4.50m)

Wood laminate flooring, coving to ceiling, two wall mounted vertical radiator, stairs rising to upper floor accommodation with under stairs recessed area beneath, television point and telephone point. This room is spacious and enjoys a pleasant outlook, with double glazed window to front aspect. Door to:

KITCHEN

16'9 x 10'2 (5.11m x 3.10m)

Modern and built with a matching range of eye and base level cupboards and drawers fitted with soft close hinges, worksurfaces and tiled splashbacks, inset one & ½ bowl drainer-sink, space for American style fridge freezer, Range Master freestanding cooker with five ring gas top, having oven, grill and plate warmer. There is a combination of under counter lighting, inset ceiling spotlights, integrated dishwasher, wood laminate flooring, wall mounted vertical radiator, opening to:

DINING ROOM

14'4 x 9'1 (4.37m x 2.77m)

Continuation of the wood laminate flooring, wall mounted vertical radiator, two Velux windows, inset spotlights, double glazed windows and bi-folding doors to rear aspect with views and access out onto the garden, door to:

STUDY/ UTILITY

11' x 8'4 (3.35m x 2.54m)

Converted from the garage with wall mounted Worcester boiler, space and plumbing for washing machine, radiator/ towel rail, double glazed window with obscured glass to rear aspect, door to:

STORAGE

8'2 x 6'2 (2.49m x 1.88m)

Converted from the garage with up and over door, radiator.

FIRST FLOOR LANDING

Coving to ceiling, loft hatch, storage cupboards with shelving, double glazed window to side aspect, doors opening to:

MASTER BEDROOM

12' x 8'7 (3.66m x 2.62m)

Coving to ceiling, fitted wardrobes with sliding doors, radiator, double glazed window to front aspect.

BEDROOM

10'2 x 8'5 (3.10m x 2.57m)

Measurement excludes recess. Fitted wardrobes with mirrored sliding doors, radiator, double glazed window to rear aspect.

BEDROOM

9'9 x 6'4 (2.97m x 1.93m)

Coving to ceiling, fitted wardrobes with mirrored sliding doors, radiator, double glazed window to rear aspect.

BEDROOM

8'1 x 8'4 (2.46m x 2.54m)

Built in bed, wardrobe, radiator, coving to ceiling, double glazed window to front aspect.

BATHROOM

Bath with mixer tap and shower attachment, shower over bath, vanity enclosed wash hand basin with mixer tap, corner dual flush low level wc, tiled walls, tiled flooring, heated towel rail, inset spotlights, double glazed opaque glass window to side aspect.

OUTSIDE - FRONT

Driveway providing off road parking, outside lighting.

REAR GARDEN

Relatively low-maintenance, enclosed and private with rear gated access to a further area of parking with at least one allocated parking bay. There is an outside water tap, outside power points, wooden shed, lawned area, sandstone patio at the bottom of the garden, offering ample outdoor space for patio furniture, to eat al-fresco and entertain.

Council Tax Band: D





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 by 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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	