



## Westfield Close, Blaby

£370,000 Freehold

Modern three-bedroom detached home built in 2020, set in a quiet spot overlooking green space. Features a kitchen diner, main bedroom with en-suite, off-road parking and a landscaped rear garden.





#### **Entrance Hall**

Composite front door, carpeted flooring, L-shaped layout, understairs storage, alarm panel and access to all ground floor accommodation.

#### **Ground Floor WC**

5' 10" x 3' 4" (1.79m x 1.02m)

Obscured double glazed window, low level WC, wash hand basin, tiled splashback, chrome ladder towel rail and ceiling spotlights.

#### **Lounge**

16' 10" x 10' 5" (5.13m x 3.18m)

Double glazed bay window and additional double glazed window, carpeted flooring, ceiling spotlights and radiator.

#### **Kitchen Diner**

16' 10" x 10' 9" (5.13m x 3.27m)

Wall and base units, tiled flooring, under-cupboard lighting and spotlights. Integrated Beko dishwasher, AEG oven and induction hob with extractor hood, built-in fridge freezer. Space for washing machine, tumble dryer and dining furniture. Two double glazed windows and French doors to the garden. The measurements for this room are the maximum measurement.

#### **First Floor Landing**

Carpeted flooring, obscured double glazed window, loft hatch, thermostat and boiler cupboard housing unvented direct cylinder with shelving.



### Bedroom One

12' 6" x 10' 5" (3.80m x 3.17m)

Two double glazed windows, carpeted flooring, radiator and space for bedroom furniture.

### En-suite

7' 5" x 4' 1" (2.27m x 1.25m)

Shower cubicle, low level WC, wash hand basin, chrome ladder towel rail, tiled flooring, part tiled walls, ceiling spotlights and obscured double glazed window. Length measurement is to the front of the shower cubicle.

### Bedroom Two

10' 8" x 8' 8" (3.25m x 2.65m)

Double glazed window, carpeted flooring, radiator and space for furniture.

### Bedroom Three / Home Office

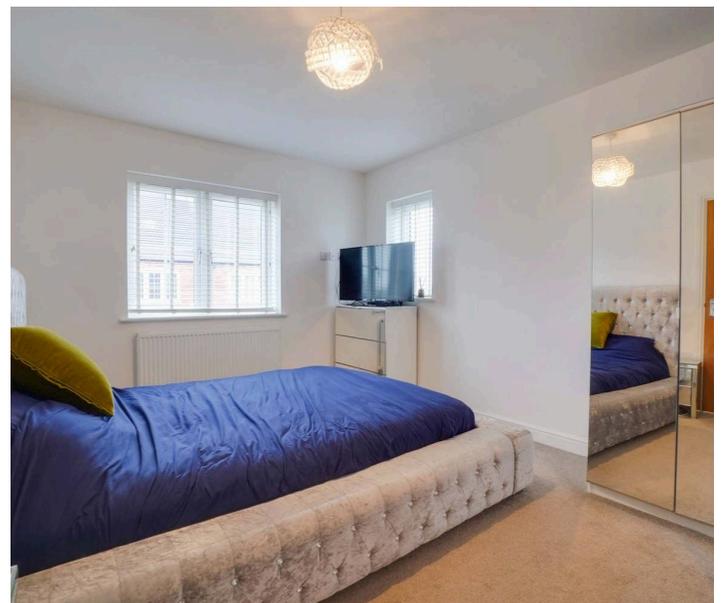
10' 10" x 8' 1" (3.29m x 2.46m)

Double glazed window, carpeted flooring and radiator.

### Bathroom

7' 9" x 7' 0" (2.37m x 2.14m)

Bath with mixer tap and shower over, low level WC, wash hand basin, tiled flooring, part tiled walls, ceiling spotlights and obscured double glazed window.









### **Rear Garden**

Wraparound lawned areas to the front and sides with decorative borders.

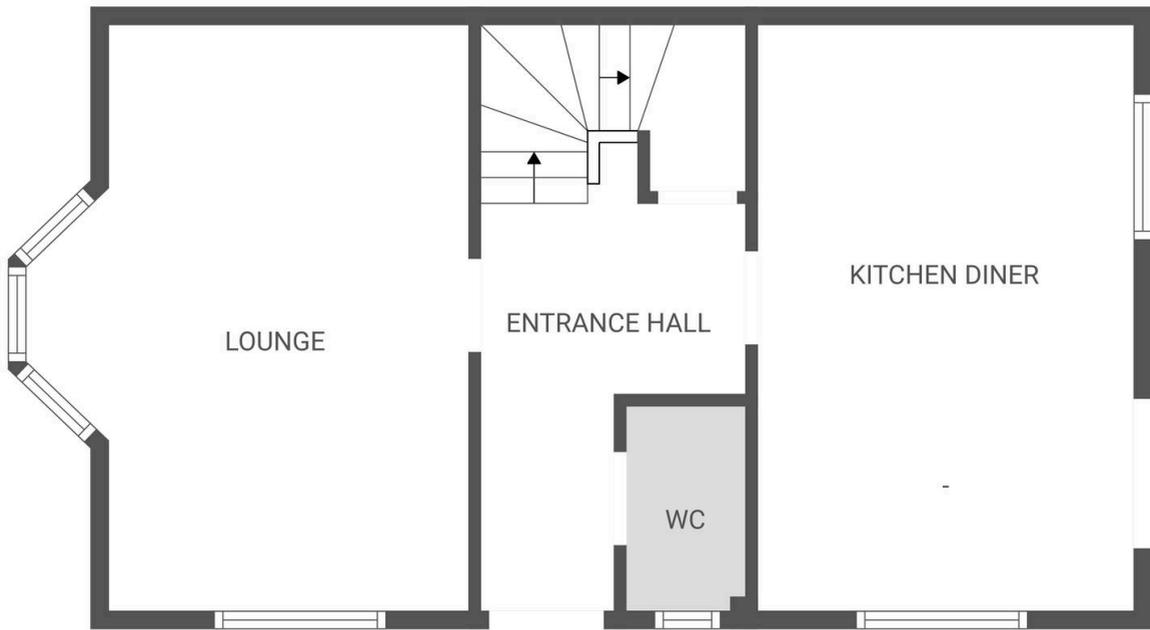
### **Rear Garden**

The rear garden includes two patio seating areas, artificial lawn, gated access to the driveway, space for bins and room for a shed or storage. Two off-road parking spaces are located to the rear.

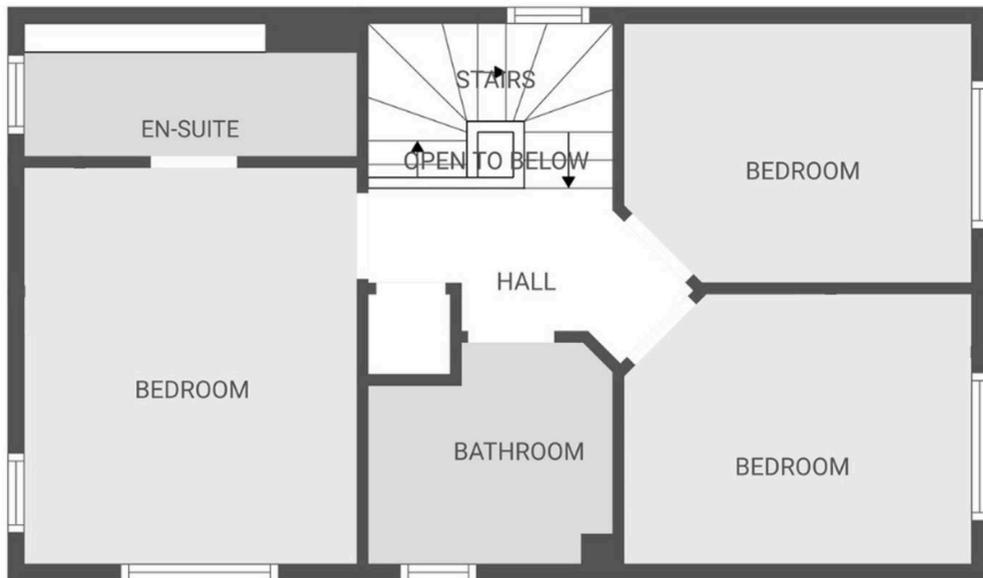
### **Parking**

Two parking spaces located to the rear of the property

Please note there is a green charge of approximately £120 per year for the upkeep and maintenance of the communal areas on the estate.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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