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1 Western Way

- THREE BEDROOM DETACHED HOUSE
- IN NEED OF MODERNISATION
- GARAGE
- PRIVATE REAR GARDEN

Offers Over £199,950
EPC Rating '58'





Property Description

DESCRIPTION

Situated in a sought-after residential location, this spacious three-bedroom detached home offers excellent potential for buyers looking to modernise and create a home tailored to their own tastes. Benefiting from generous living accommodation, ample off-road parking, a detached garage and versatile office space, this property is suited to families, professionals or those seeking additional work-from-home space.

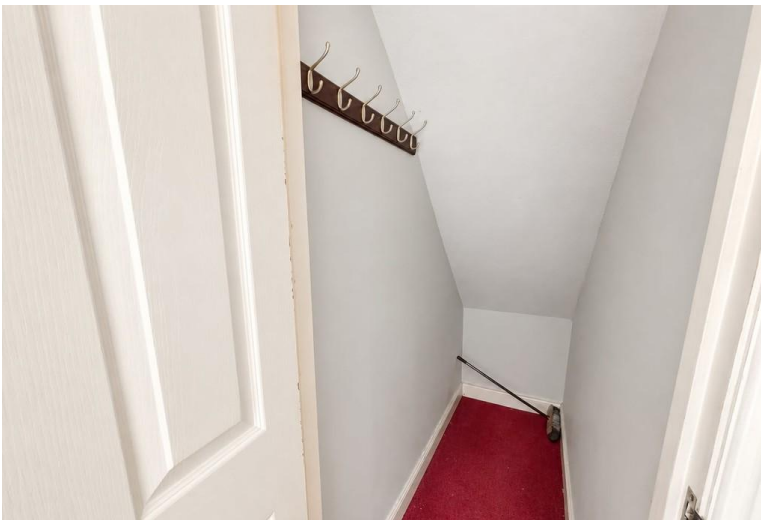
The property opens into a welcoming entrance porch leading into a bright and spacious lounge, featuring a decorative fireplace and staircase to the first floor. To the rear, the fitted dining kitchen offers a range of wall and base units, ample worktop space and room for a dining table, with views over the rear garden. To the first floor are three well-proportioned bedrooms, including two generous double bedrooms with fitted wardrobes and a comfortable single bedroom, ideal as a child's room or guest bedroom. The family bathroom is fitted with a three-price suite comprising a panelled bath with shower over,



pedestal wash basin and WC.

Externally, the property is set back behind a lawned front garden with a driveway providing ample off-road parking and access to a detached garage. The garage also has a useful office space attached, offering excellent flexibility for those working from home, running a business or requiring additional accommodation, while still retaining valuable storage space.

Offering spacious accommodation throughout, gas central heating and a fantastic scope for cosmetic updating, this detached home presents an excellent opportunity to create a superb family residence in a desirable location.



ENTRY

A welcoming entrance porch providing a practical space for coats and shoes before leading into the main living accommodation. Featuring a decorative glazed front door and side window, the porch benefits from natural light and offers a pleasant first impression of the home while retaining scope for cosmetic modernisation to suit individual tastes.

LIVING ROOM

A generously proportioned living room offering an abundance of natural light from windows to the front and side elevations. The room features a decorative fireplace and gas fire, creating an attractive focal point, along with an open staircase leading to the first floor. Offering excellent space for both relaxing and entertaining, the room is well laid out and presents fantastic potential for modernisation and personalisation to suit a buyer's individual style.



KITCHEN

A spacious fitted dining kitchen offering a range of wall and base units, ample worktop space, an inset sink and an integrated gas hob and oven. The generous layout provides plenty of space for a family dining table, making it an ideal setting for everyday living and entertaining. A useful under-stairs storage cupboard offers excellent additional storage, while the room presents fantastic scope for modernisation to create a stylish contemporary kitchen tailored to individual tastes.



MASTER BEDROOM

A spacious master bedroom with large windows filling the room with natural light. Benefiting from a comprehensive range of fitted wardrobes with mirrored doors, together with matching bedroom furniture, the room offers excellent built-in storage while still providing ample space for additional furnishings. Well-proportioned throughout, the bedroom presents a ideal opportunity for buyers to modernise and create a stylish and comfortable



master bedroom.

BEDROOM 2

A generous double bedroom enjoying a pleasant outlook and plenty of natural light from the rear-facing window. Offering ample space for a double bed and additional bedroom furniture, the room is well proportioned and versatile. Currently presented with feature decor, it provides excellent scope for updating to create a comfortable guest room, child's bedroom or stylish double bedroom.

BATHROOM

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over and glazed shower screen, pedestal hand wash basin and WC. Complemented by tiled walls and a frosted window providing natural light and ventilation, the room is well-proportioned and offers excellent potential for modernisation to create a stylish contemporary family bathroom.



BEDROOM 3

A well-proportioned single bedroom enjoying plenty of natural light from the front-facing window. Offering flexibility, the room is ideal for use as a child's bedroom, nursery, home office or dressing room. Presented in neutral tones with scope for cosmetic updating, it provides an excellent opportunity for buyers to personalise the space to suit their own requirements.



EXTERIOR

Externally, the property occupies a generous plot with a lawned front garden alongside a driveway providing ample off-road parking, leading to a detached garage. The garage has been partially converted to create a versatile office space, making it ideal for those working from home or running a small business, while still retaining useful storage. To the rear, the property enjoys a mature and well-established garden, predominantly lawn with a variety of trees, shrubs and well-stocked planted borders. Paved patio and seating areas provide excellent space for outdoor dining and entertaining, while the private setting creates a peaceful environment for relaxing and enjoying the outdoors.





PURCHASE DETAILS: Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		