



**18 Westfield Garth,  
Ealand, DN17 4JR**

- Viewing is essential to fully appreciate this beautifully presented 4-bedroom detached property ideally located in the picturesque village of Ealand. With excellent access to motorway networks & local amenities this spacious home is finished to a high standard throughout & positioned on a generous plot. Briefly comprising entrance hall, versatile snug or 5th bedroom, living room, dining kitchen, dining room, WC & utility room. There is also an integral double garage with an additional utility area. First floor galleried landing leads to 4 bedrooms, Jack & Jill en-suite & family bathroom. Outside the front of the property boasts a gravelled driveway with ample off-road parking & access to the double garage. An electric vehicle charging point is also installed. Side access on both sides of the property leads to the rear garden with patio area with steps down to a lawned garden all enclosed by a wooden fence boundary. This exceptional home must be viewed to appreciate what is on offer! •
- Detached 4-bedroom family home - Beautifully presented throughout - Hallway / Snug / Living room / Dining kitchen - Utility room / Dining room / WC - Gallery landing / 4 bedrooms - Jack & Gill ensuite / Family bathroom - Front and rear garden with patio area •

**Price Region: £445,000**

**Now Reduced to : £435,000**

**DETACHED HOUSE**

**ENTRANCE DOOR** Covered entrance door with door and side screen leading into:-

**RECEPTION HALL** Staircase leading to the first-floor landing and bedrooms. Laminate flooring. Storage and radiator.

**SNUG / BEDROOM 12' 2" x 11' 7" (3.718m x 3.544m)**

Front facing bay window. Laminate flooring. Radiator.

**LIVING ROOM 17' 4" x 15' 0" (5.287m x 4.597m)** Rear facing French doors opening onto the patio area and lawned garden. Inglenook style fireplace with multi-purpose stove positioned on slate hearth with wooden mantel. Laminate flooring. Television point. Radiators.



**KITCHEN 11' 10" x 9' 7" (3.626m x 2.937m)** Rear facing window. Newly fitted base and wall units with drawers. Quartz worktop with turn ups incorporating stainless steel single sink bowl drainer. Instant hot water boiler mixer taps. Electric hob with extractor fan and built in separate oven and grill. Integral fridge and bin. Laminate floor. Television point.



**UTILITY ROOM** Rear facing window and door continuing matching base units with integral fridge freezer. Quartz worktop with turn up. Laminate flooring. Radiator.



**WC** Side facing window. WC and vanity sink with cupboards under. Laminate flooring. Radiator.

**DINING ROOM 15' 1" x 7' 11" (4.599m x 2.430m)** Front facing window. Built-in storage with double doors. Radiator.

Personal door giving access to the double garage with additional utility area comprising fitted base and wall units with drawers. Worktop incorporating stainless steel single bowl drainer with mixer taps. Provision for washing machine and tumble dryer.



**FIRST FLOOR LANDING** Front facing window. Gallery landing and built in storage with loft access. Radiator.

**BEDROOM 1 13' 3" x 11' 9" (4.058m x 3.602m)** Front facing window. Television point. Built-in storage/wardrobes. Radiator.



**ENSUITE (JACK & GILL)** Side facing window. Low level pedestal hand wash basin and WC. Tiled shower cubicle. Half tiled walls and shaving point. Tiled floor and downlights. Heated towel rail. Persona door with access into:-

**BEDROOM 2 11' 10" x 9' 9" (3.614m x 2.974m)** Rear facing window. Television point. Radiator. Door with access to the Jack & Gill ensuite.

**BEDROOM 3 11' 6" x 8' 1" (3.516m x 2.475m)** Rear facing window. Television point. Radiator.

**BEDROOM 4 10' 9" x 6' 2" (3.300m x 1.889m)** Front facing window. This room is currently being used as a dressing room with built-in floor to ceiling wardrobes with drawers. Radiator.



**BATHROOM 7' 10" x 6' 6" (2.389m x 2.005m)** Rear facing window. Floating vanity sink unit and self-closing WC. Bath with rain and hand shower over and shower niche and side screen for display. Tiled walls and floor. Downlights and shaving point. Heated towel rail.

**OUTSIDE** Outside the front of the property boasts a gravelled driveway with ample off-road parking & access to the double garage. An electric vehicle charging point is also installed. Side access on both sides of the property leads to the rear garden with patio area with steps down to a lawned garden all enclosed by a wooden fence boundary. Outside tap and lights.



**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:** North Lincolnshire Council

**COUNCIL TAX:** Band:E

**TENURE:** Freehold assumed

**VIEWING:** Strictly by appointment with Keith Clough Estate Agents – 01427 873236