‘The Briary,’ 2A Akeferry Road,

Westwoodside, DN9 2DX

● A substantial & beautifully presented detached family home situated in the popular village of Westwoodside conveniently located close to a range of excellent local amenities. Ground floor briefly comprises hall, living room, snug, dining kitchen, utility room & WC. First floor with 3 bedrooms, one with en-suite facilities & bathroom. Second floor with 2 bedrooms. A particular feature with this property is the attached double garage has planning permission for conversion for either a one-bedroom annex, office or gym. Externally the front access is gained via electric gates that open onto a secure off-road parking area with lawned front garden enclosed by a low hedged boundary. The rear garden is accessed via a electric gate to the side where a lawned garden, patio area & access to the double garage all enclosed by a high hedged boundary. This versatile & spacious home offers an excellent combination of family accommodation. Call office for a viewing. ●

● 5 bedroom detached house - Three floor accommodation - Reception hall / Living room / Snug - Dining kitchen / Utility / WC - First floor with two bedrooms & bathroom - 2nd floor 3 bedrooms & ensuite - Detached double garage with room above ●

Price Region: £460,000

Now Reduced to: £420,000

THE PROPERTY

CANOPIED ENTRANCE Entrance door leading into the reception hallway, Staircase leading to first floor landing and bedrooms. Under stair storage cupboard. Wooden floor. Radiator.

LIVING ROOM 23' 5" x 11' 6" (7.144m x 3.524m) Triple aspect windows. brick inglenook style fireplace with cast iron stove and stone hearth beam feature. Television point. Radiator.

SNUG 13' 9" x 10' 0" **(4.202m x 3.060m)** Rear facing French doors opening onto the patio and garden. Wooden floor. Television point. Radiator.

Solid double doors leading into: -

DINING KITCHEN 23' 0" x 11' 11" (7.031m x 3.649m) The kitchen features double-aspect windows, fitted base and wall units with drawers incorporating a feature seating bench, and a worktop with a one-and-a-half bowl porcelain sink and mixer taps. Tiled splash backs complement the traditional-style wall-mounted cupboards and plate rack. A brick-built recess houses a Rangemaster six-ring gas range cooker with double oven. There is also an integrated dishwasher, ceiling downlights, a tiled floor and radiator. The kitchen is open plan and leads through into the utility area.

UTILITY ROOM 11' 1" x 10' 5" (3.382m x 3.187m) Double aspect windows with side entrance door. Fitted base and wall units with worktop incorporating stainless steel single bowl drainer sink with mixer taps and tiled splash back. Provision for washing machine and tumble dryer. Tiled floor. Radiator. Access to the loft.

WC Side facing window. WC and vanity sink unit with tiled splash back. Tiled floor. Radiator.

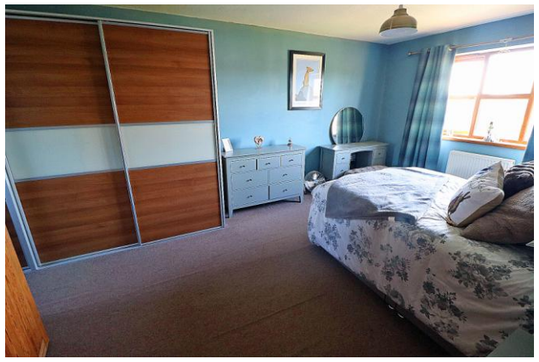
FIRST FLOOR LANDING Front facing window. Radiator. Staircase leading to the 2nd floor.

BEDROOM 3 11' 6" x 9' 8" (3.514m x 2.947m) Front facing window. Radiator.

BEDROOM 2 12' 11" x 11' 8" (3.959m x 3.563m) Rear facing window. Radiator.

BATHROOM 9' 11" x 7' 9" (3.046m x 2.363m) Rear facing window. WC and pedestal hand wash basin. Free standing claw foot bath with telephone hand shower. Radiator. Tiled floor. Ceiling lights.

BEDROOM 1 23' 0" x 11' 7" (7.023m x 3.531m) Double aspect windows. Fitted wardrobes. Television point. Radiators.



ENSUITE Rear facing window. WC and vanity sink unit with cupboards under and display top. Shower cubicle with rain and hand shower. Tiled walls and floor. Ceiling spotlights. Heated towel radiator.

LANDING Rear facing Velux window

BEDROOM 4 15' 6" x 15' 2" (4.746m x 4.644m) Rear facing Velux windows. Television point. Radiator.

BEDROOM 5 15' 6" x 15' 3" (4.733m x 4.657m) Rear facing Velux window. Television point. Radiator'

OUTSIDE Externally the property is approached via electric gates which open onto a secure off-road parking area and lawned front garden, enclosed by a low hedged boundary. The rear garden is accessed via a further electric gate to the side of the property and features a lawned garden, block paved patio area and direct access to the double garage. The garden is enclosed by a high hedged boundary providing a good degree of privacy. Outside lighting and tap.

SERVICES: Mains water, electricity, drainage and gas

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: Band: F

TENURE: Freehold assumed

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