

**£315,000**

Positioned in a cul-de-sac location on Whitby Close off of Westminster Drive is this three bedroom terraced family home. The property is in our opinion in good decorative order throughout and offers a lounge/diner, kitchen, family bathroom and private rear garden.

# Property Description

## **ENTRANCE**

Front door to entrance area opening to kitchen.

## **KITCHEN**

Double glazed windows to front and rear aspects, double glazed door to garden. Door to storage cupboard, stairs to first floor, door to lounge. Range of wall mounted and floor standing units with work surface over, integrated double oven and gas hob with extractor over, stainless steel sink with mixer tap, splash back tiling, space for washing machine, dishwasher and fridge/freezer, breakfast area, cupboard housing boiler.

## **LOUNGE/DINER**

Double glazed windows to front and rear aspects, double glazed doors to garden. Feature fireplace, radiator.

## **LANDING**

Doors to storage cupboard, bedrooms and bathroom, storage cupboard housing ladder to loft room. Loft Room - Double glazed velux window, radiator, power and lighting.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, door to storage cupboard.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to front aspect.

## **BATHROOM**

Frosted double glazed window to rear aspect. Low level w.c., pedestal wash hand basin, bath with electric shower over, tiled walls and floor, heated towel rail, door to storage cupboard.

## **OUTSIDE**

### **FRONT GARDEN**

Block paved with gravel area, enclosed by half brick wall,

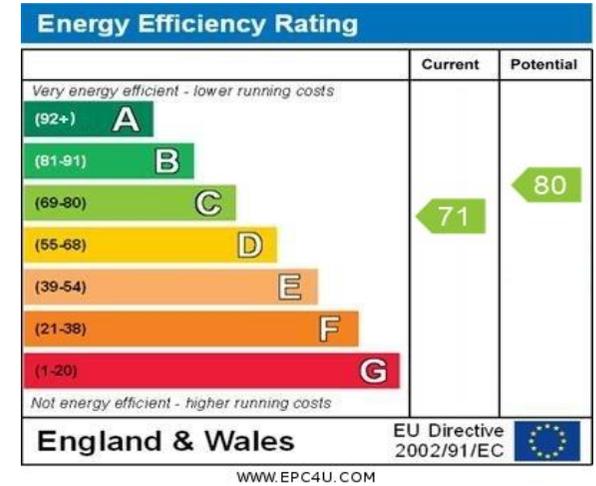
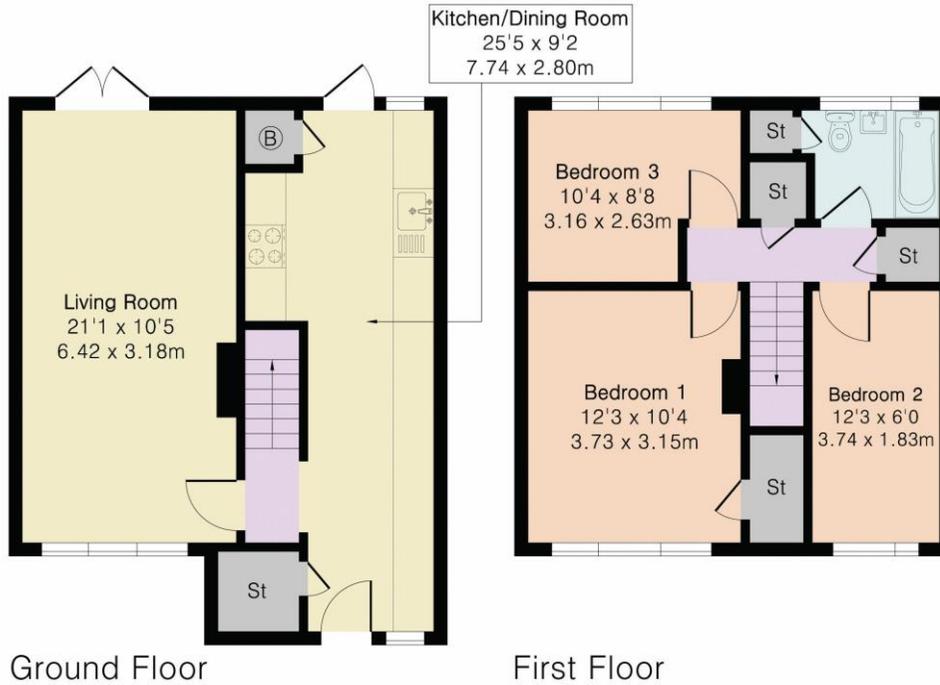
### **REAR GARDEN**

Lawn, gravel and patio areas, flower border, two sheds, greenhouse, outside tap, enclosed by wooden fencing panels.

## Approximate Gross Internal Area 890 sq ft - 82 sq m

Ground Floor Area 468 sq ft – 43 sq m

First Floor Area 422 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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