



## 36 Akeferry Road, Westwoodside

£300,000 Freehold

CHALET STYLE DETACHED BUNGALOW • BEAUTIFULLY PRESENTED & IMMACULATEDLY KEPT • GROUND FLOOR BEDROOM & SHOWER ROOM • 2 FIRST FLOOR BEDROOMS • FIRST FLOOR BATHROOM • SINGLE GARAGE • AMPLE PARKING

Immaculate chalet bungalow with 4 double bedrooms, 2 bathrooms, lounge/diner, oak kitchen, garden room, private gardens, ample parking, garage storage, uPVC glazing, and gas central heating.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- CHALET STYLE DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED & IMMACULATELY KEPT
- GROUND FLOOR BEDROOM & SHOWER ROOM
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### Reception Hallway

13' 0" x 7' 2" (3.96m x 2.18m)

With a side oak panelled entrance door with patterned leaded glazing with adjoining side lights, staircase leads to the first floor accommodation with open spell balustrading and matching newel posts and with under the stairs storage cupboards and wall to ceiling coving.

### Spacious Front Lounge/Dining Room

22' 0" x 13' 11" (6.70m x 4.25m)

With twin front light wood grain effect uPVC double glazed windows, modern fitted radiators, two double wall light points and doors through to;

### Kitchen

13' 1" x 8' 4" (4.00m x 2.55m)

With a side light wood grain effect uPVC double glazed window. The kitchen enjoys a quality range of shaker style oak furniture with a complementary granite worktop with matching uprising that incorporates a one and a half stainless steel sink bowl unit with drainer to the side and block mixer tap, built-in four ring Neff electric hob with extractor above and eye level double oven, space for a fridge freezer, stainless steel modern radiator, and fluorescent ceiling strip light.

### First Floor Landing

Provides access to two bedrooms and modern bathroom.





**Rear Double Bedroom 1**

14' 0" x 10' 5" (4.26m x 3.17m)

With a rear light wood grain effect uPVC double glazed window, two single wall light points, inset ceiling spotlights, TV point, eaves storage and white fronted built-in wardrobes.

**Front Double Bedroom 2**

10' 4" x 14' 1" (3.16m x 4.28m)

With a front light wood grain effect uPVC double glazed window, inset ceiling spotlights, eaves storage and white fronted built-in wardrobes.

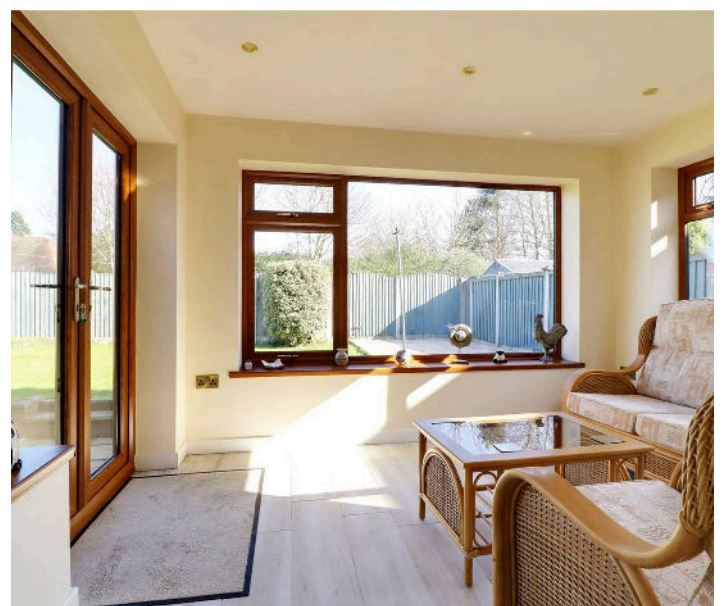
**Quality Family Bathroom**

11' 8" x 5' 3" (3.55m x 1.60m)

With a side light wood grain effect uPVC double glazed window with patterned glazing providing a modern suite in white comprising close couple low flush WC, pedestal wash hand basin, double ended panelled bath, tiled flooring, fully tiled walls with chrome boarder, fitted chrome towel rail and wall extractor.

**Grounds**

The property enjoys pleasant gardens with the front behind a brick boundary wall with substantial concrete laid driveway providing ample parking for a number of vehicles, side lean to shelter leads to the side entrance store/garage. Access to the side leads to a private rear garden having two seating areas and a central lawn.





### **Outbuildings**

There is an attached garage that has been converted to create a front and rear store room with central divider which can easily be removed to reinstate as a single garage.

### **Double Glazing**

Full uPVC double glazed windows and doors.

### **Central Heating**

The property enjoys the benefit of a modern Worcester gas fired condensing central heating boiler.





**Ground Floor**

Approx. 85.6 sq. metres (921.0 sq. feet)



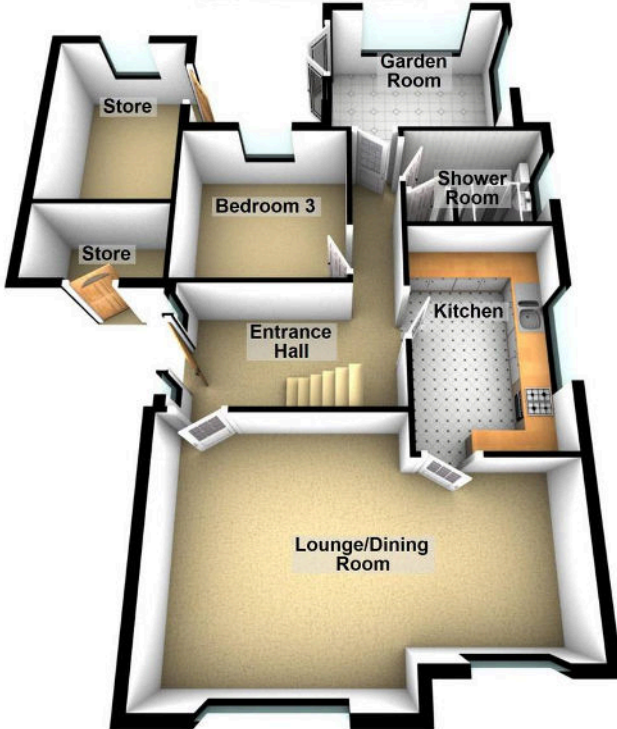
**First Floor**

Approx. 36.6 sq. metres (394.0 sq. feet)



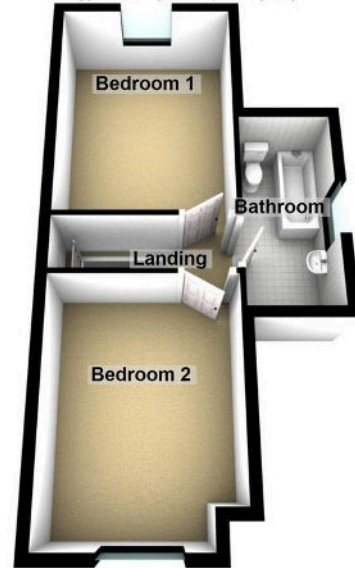
**Ground Floor**

Approx. 85.6 sq. metres (921.0 sq. feet)



**First Floor**

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 122.2 sq. metres (1315.1 sq. feet)

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