



8 The Birches, Westwoodside

£315,000 Freehold

A SUPERB DETACHED FAMILY HOME • DOUBLE STOREY FRONT EXTENSION • ATTRACTIVE FITTED DINING KITCHEN • 3 GENEROUS BEDROOMS • 2 BATHROOMS • LARGE DRIVEWAY & DETACHED GARAGING • PRIVATE REAR GARDEN • HIGHLY SOUGHT AFTER LOCATION • VIEWING COMES HIGHLY RECOMMENDED

Superb extended detached house with 3 bedrooms, 2 bathrooms, open plan kitchen, landscaped gardens, ample parking, and detached garage. Modern finish throughout. Viewing recommended.

Council Tax band: C

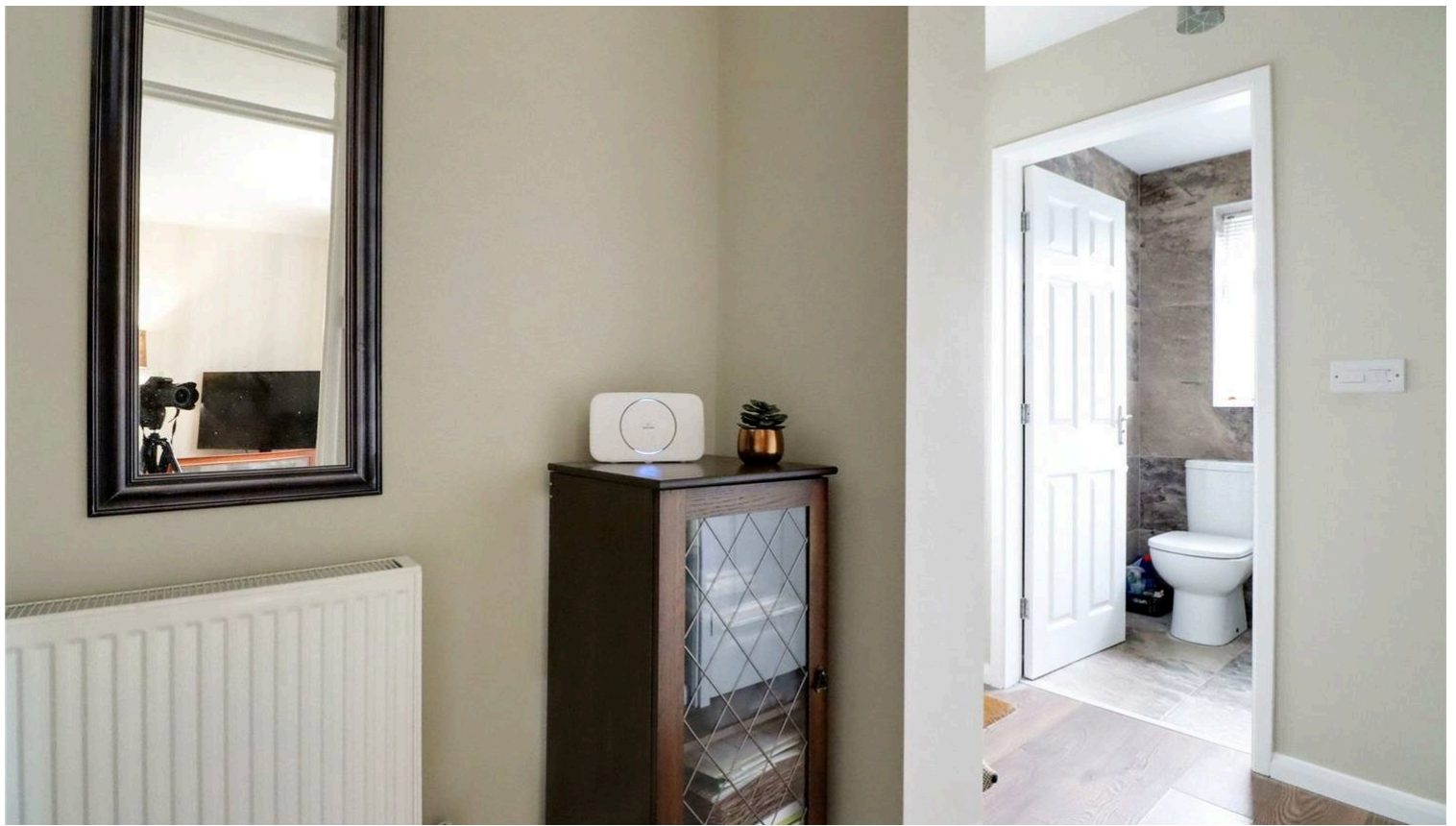
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- A SUPERB DETACHED FAMILY HOME
- DOUBLE STOREY FRONT EXTENSION
- ATTRACTIVE FITTED DINING KITCHEN
- 3 GENEROUS BEDROOMS
- 2 BATHROOMS
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Entrance Hallway

Side uPVC double glazed door with inset patterned leaded glazing, laminate flooring, staircase leads to the first floor accommodation with grab rail, wall mounted thermostatic control for the central heating and built-in storage cupboard.

Ground Floor Shower Room

5' 9" x 5' 0" (1.75m x 1.52m)

Front uPVC double glazed window with inset patterned glazing, a three piece suite comprising a low flush WC, broad vanity wash hand basin and a walk-in shower cubicle with glazed screen and overhead mains shower, tiled flooring, fully tiled walls with chrome edging and towel rail.

Fine Front Living Room

12' 7" x 15' 4" (3.84m x 4.67m)

With front uPVC double glazed window, decorative tiled and mahogany fireplace, TV point, wall to ceiling coving and internal glazed door leads through to;





Open Plan Dining Kitchen

15' 11" x 10' 10" (4.85m x 3.30m)

Rear uPVC double glazed window, matching French doors leads through to the garden and further side uPVC double glazed entrance leads to the driveway with under stairs storage cupboard. The kitchen enjoys a range of shaker style furniture finished in an Old English White with a complementary block style worktop incorporating a single sink unit with drainer, built-in four ring has hob with oven beneath and extractor, space and plumbing for appliances, laminate flooring, wall to ceiling coving.

First Floor Landing

6' 7" x 7' 5" (2.01m x 2.26m)

Side uPVC double glazed window, loft access, built-in airing cupboard and doors to;

Master Bedroom 1

8' 11" x 14' 7" (2.72m x 4.45m)

Front uPVC double glazed window, TV point and wall to ceiling coving.

Front Double Bedroom 2

8' 11" x 11' 7" (2.72m x 3.53m)

With a rear uPVC double glazed window and wall to ceiling coving.

Front Double Bedroom 3

6' 7" x 19' 8" (2.01m x 5.99m)

Front uPVC double glazed window, laminate flooring and inset ceiling spotlights.





Family Bathroom

6' 7" x 6' 7" (2.01m x 2.01m)

Rear uPVC double glazed window with patterned glazing, modern suite in white comprises a low flush WC, pedestal wash hand basin, panelled bath with overhead electric shower, tiled flooring, fully tiled walls and fitted chrome towel rail.

Grounds

To the front and side there is a gravel laid garden and driveway creating a pleasant private seating area with privacy from mature hedged boundaries. The driveway continues down the side providing parking for numerous vehicles allowing access to the garage. The rear garden allows excellent degree of privacy having an initial flagged seating area with steps to a low maintenance astro turfed garden with surrounding borders.

Garage

10' 1" x 20' 2" (3.07m x 6.15m)

The property enjoys the benefit of a detached brick built garage with up and over front door, side single glazed window, benefits from internal power and lighting and inspection pit.

Double Glazing

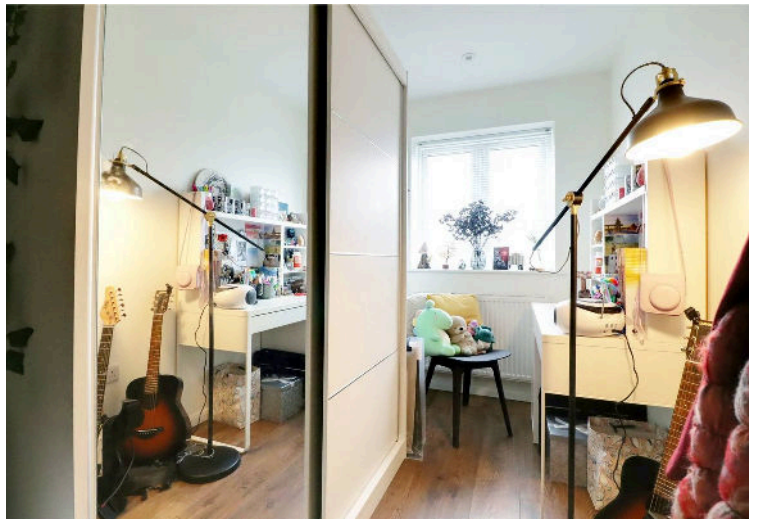
The property benefits from full uPVC double glazed windows and doors.

Central Heating

There is a modern gas fired central heating system to radiators via a combination boiler located within the loft.







Ground Floor
Approx. 62.8 sq. metres (676.0 sq. feet)



First Floor
Approx. 43.8 sq. metres (471.2 sq. feet)



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Total area: approx. 106.6 sq. metres (1147.3 sq. feet)

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