



## 9 Brethergate, Westwoodside

£425,000 Freehold

A DECEPTIVELY LARGE DETACHED VILLAGE COTTAGE · SUBSTANTIAL PRIVATE PLOT OF APPROXIMATELY 0.35 ACRE · 4 RECEPTION ROOMS & USEFUL HOME OFFICE · ATTRACTIVE OAK FITTED KITCHEN & UTILITY ROOM · 4 EXCELLENT BEDROOMS WITH 2 EN-SUITES · ATTRACTIVE MAIN FAMILY BATHROOM · LARGE FRONT DRIVEWAY WITH ELECTRIC CAR CHARGER · DETACHED BRICK BUILT OUTBUILDING · VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Spacious 4-bed detached house with 2 en-suites, multiple receptions, home office, large garden, outbuilding, ample parking, EV charger, and modern fittings. Ideal for families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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- ATTRACTIVE OAK FITTED KITCHEN & UTILITY ROOM
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#### Front Porch

7' 2" x 3' 3" (2.19m x 1.00m)

Central composite double glazed entrance door with adjoining side light and an internal six panelled period style door leads through to;

#### Living Room

25' 6" x 12' 4" (7.77m x 3.76m)

Enjoying a dual aspect with twin front uPVC double glazed windows, wall to ceiling coving, dado railing, beamed ceiling, handsome bricked fireplace with wooden mantel and projecting flagged hearth, internal glazed door leads through to;

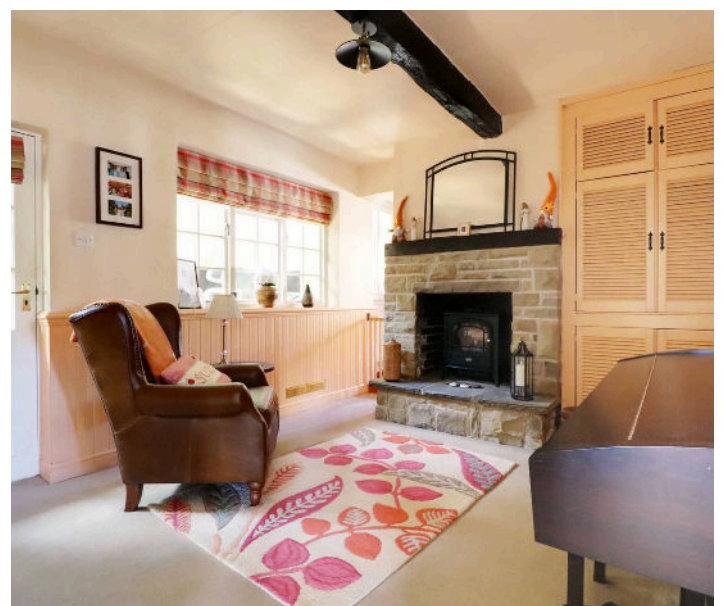
#### Central Sitting Room

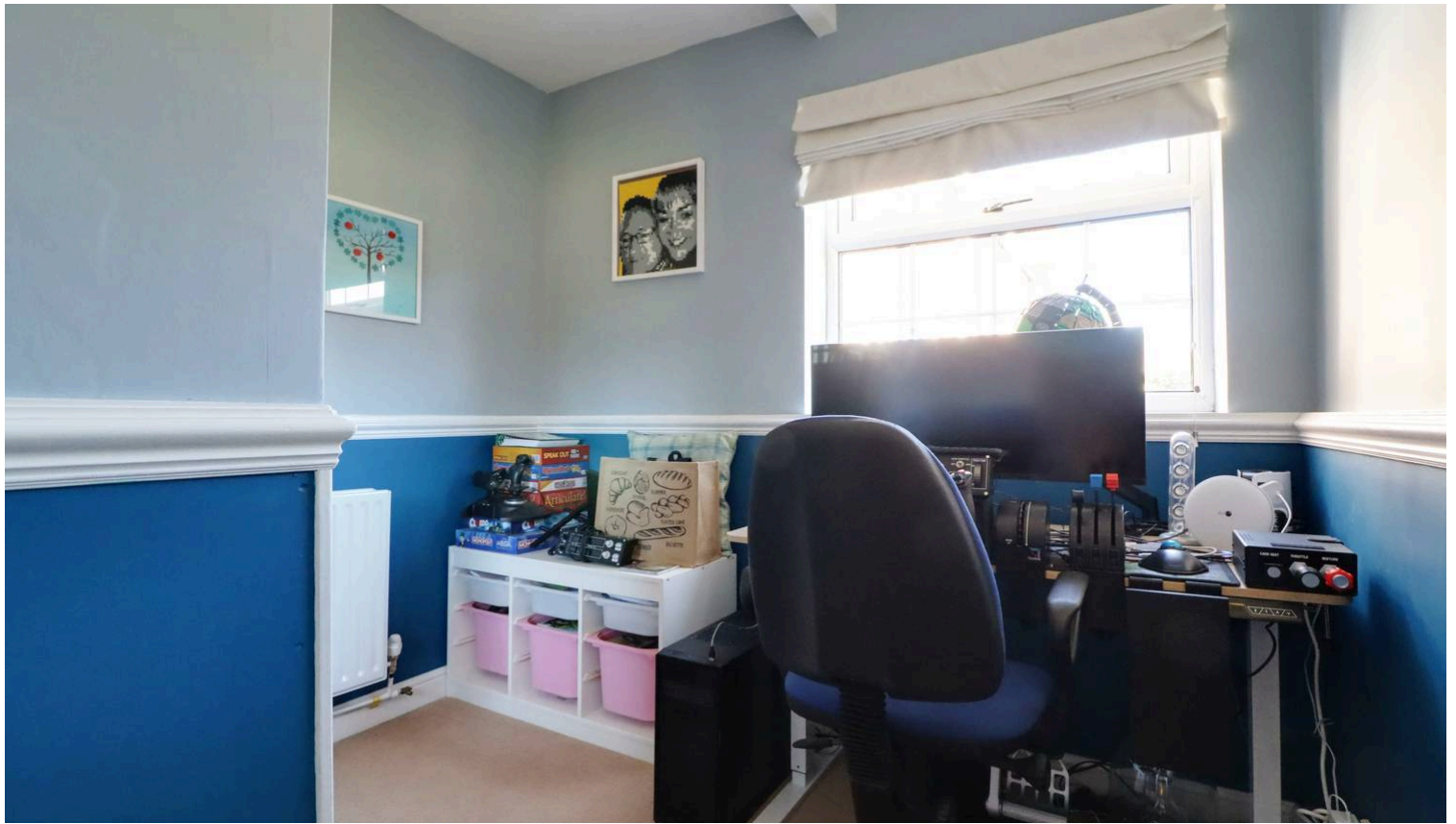
10' 8" x 12' 6" (3.25m x 3.80m)

With a handsome stone fireplace with bricked recessed with a raised projecting front flagged hearth with storage cupboard to the side, part panelling to walls, beamed ceiling and access through to;

#### Inner Hallway

Enjoys a return staircase leading to the first floor accommodation with open spell balustrading, contrasting handrail and newel posts, under stairs storage, dado railing and doors through to;





### **Play Room**

7' 9" x 8' 8" (2.36m x 2.63m)

With side uPVC double glazed window, dado railing and built-in storage cupboard with sliding doors.

### **Attractive Fitted Kitchen**

10' 6" x 10' 2" (3.21m x 3.09m)

Rear uPVC double glazed window onlooking the garden. The kitchen enjoys an extensive range of oak panelled furniture with cupped and pull handles enjoying a granite worktop with tiled splash backs incorporating a Belfast ceramic sink unit with etch drainer to the side and block mixer tap, plumbing for appliances and space for a Range cooker with broad overhead canopied extractor, tiled effect cushioned flooring, internal uPVC double glazed door leads through to the utility and a squared arch leads through to;

### **Formal Dining Room**

13' 7" x 14' 1" (4.15m x 4.28m)

Enjoys a dual aspect with rear and side uPVC double glazed windows, dado railing, wall to ceiling coving and two single wall light points.





### Utility Room

4' 11" x 8' 6" (1.50m x 2.60m)

Rear uPVC double glazed window onlooking the garden. The kitchen enjoys an extensive range of oak panelled furniture with cupped and pull handles enjoying a granite worktop with tiled splash backs incorporating a Belfast ceramic sink unit with drainer to the side and block mixer tap, plumbing for appliances.

### Home Office

5' 0" x 20' 4" (1.52m x 6.20m)

With front uPVC double glazed window with patterned leaded glazing and twin side double glazed roof lights with fitted blinds.

### First Floor Landing

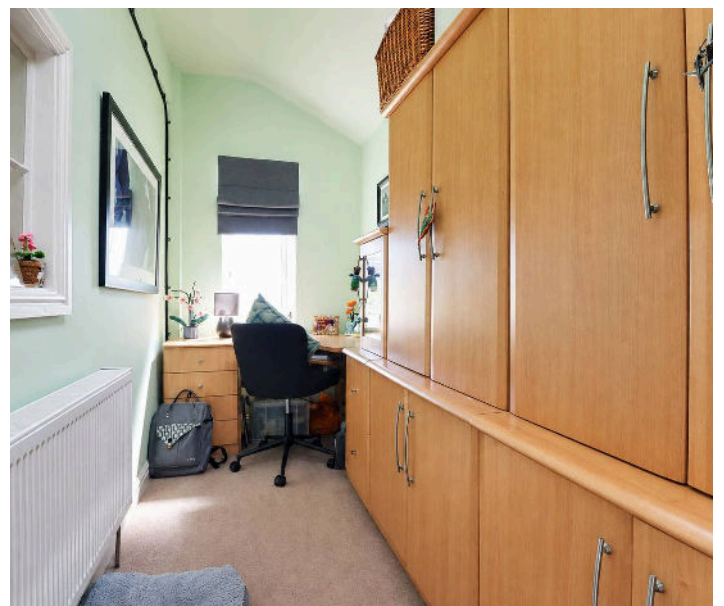
5' 10" x 8' 10" (1.78m x 2.70m)

Continuation of open spell balustrading, dado railing, loft access and doors through to;

### Master Bedroom 1

18' 1" x 13' 11" (5.50m x 4.23m)

With rear uPVC double glazed French doors with Juliette balcony and adjoining side lights and doors through to;





**En-Suite Shower Room**

6' 11" x 10' 2" (2.10m x 3.10m)

Rear uPVC double glazed window with patterned glazing providing a traditional suite in white comprising a low flush WC, pedestal wash hand basin, large shower with electric Mira Spirit shower with glazed screen, tiling to walls and fitted towel rail.

**Front Double Bedroom 2**

13' 9" x 11' 11" (4.19m x 3.63m)

Front uPVC double glazed window and doors to;

**En-Suite Shower Room**

5' 9" x 5' 2" (1.76m x 1.58m)

Modern suite in white comprising a low flush WC in white, pedestal wash hand basin, shower cubicle with electric shower, glazed screen, part tiling to walls and inset ceiling spotlights.

**Front Double Bedroom 3**

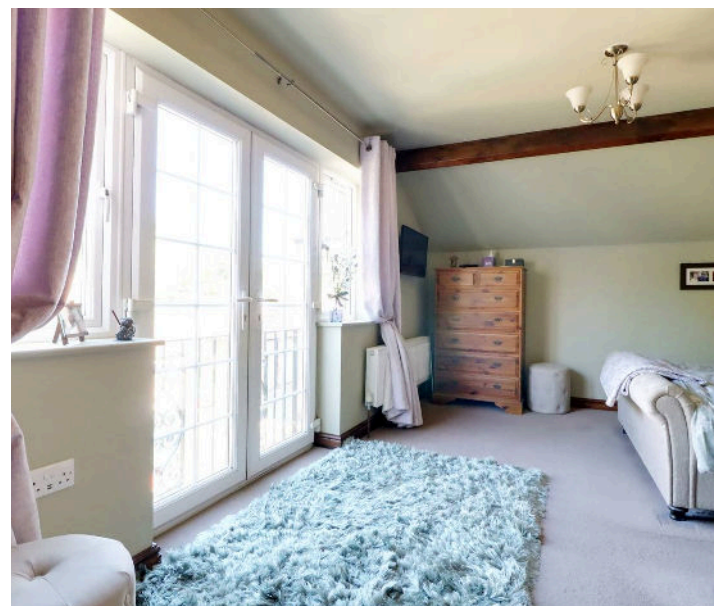
10' 9" x 11' 10" (3.27m x 3.61m)

Front uPVC double glazed window.

**Bedroom 4**

7' 10" x 8' 10" (2.40m x 2.70m)

Side uPVC double glazed window.





### Attractive Family Bathroom

10' 8" x 6' 9" (3.26m x 2.06m)

Side uPVC double glazed windows with hammered effect glazing enjoying an attractive suite in white comprising a low flush WC, pedestal wash hand basin, free standing double ended bath, fully tiled walls, beamed ceiling with inset ceiling spotlights and a corner fitted cupboard housing a Valiant gas fired central heating system.

### Grounds

To the front the property sits behind a mature laurel hedge with surrounding dwarf walled borders, the front provides a large pebbled driveway providing parking for a good number of vehicles and access to front entrance door. A pathway to either side leads to the rear garden. The rear garden is of an excellent size and enjoys excellent privacy providing a number of flagged and decked seating areas with the main garden itself enjoys being principally lawned with mature trees and shrub planting.





### **Workshop**

17' 9" x 11' 9" (5.40m x 3.58m)

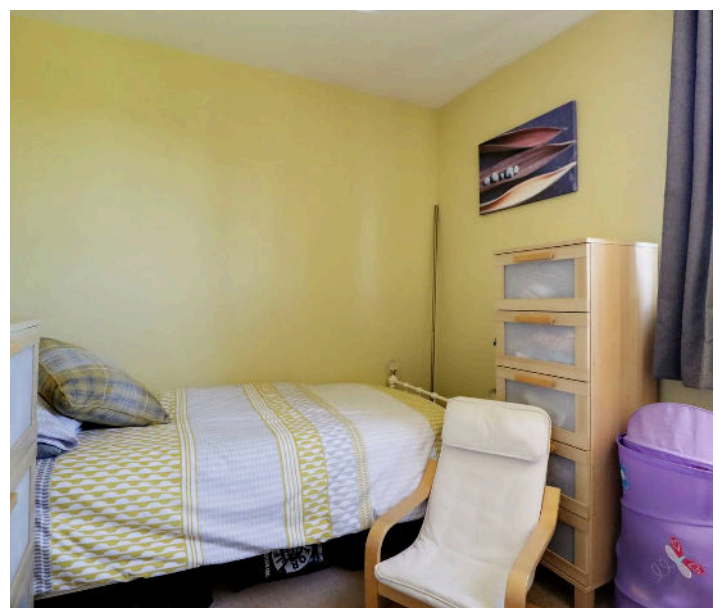
The property enjoys the benefit of a detached former stable having a timber panelled and glazed entrance door, front and rear uPVC double glazed windows, laminate flooring and being fully plastered and decorated with a corner fitted cloakroom with low flush WC and wash hand basin.

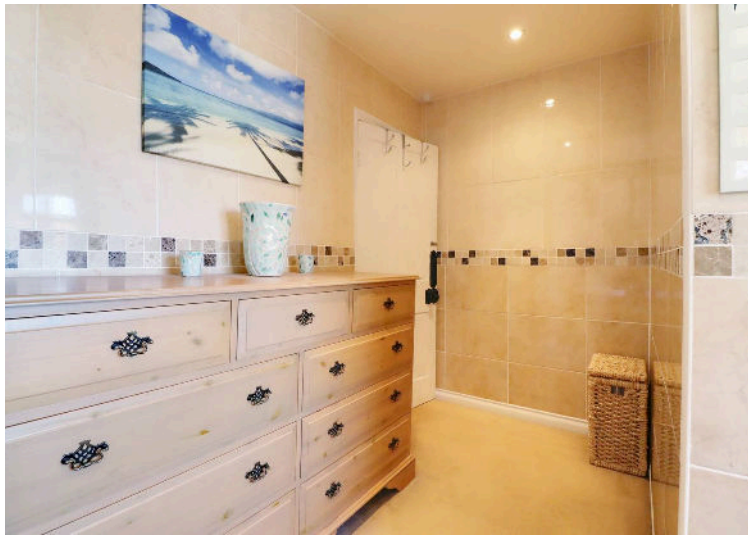
### **Central Heating**

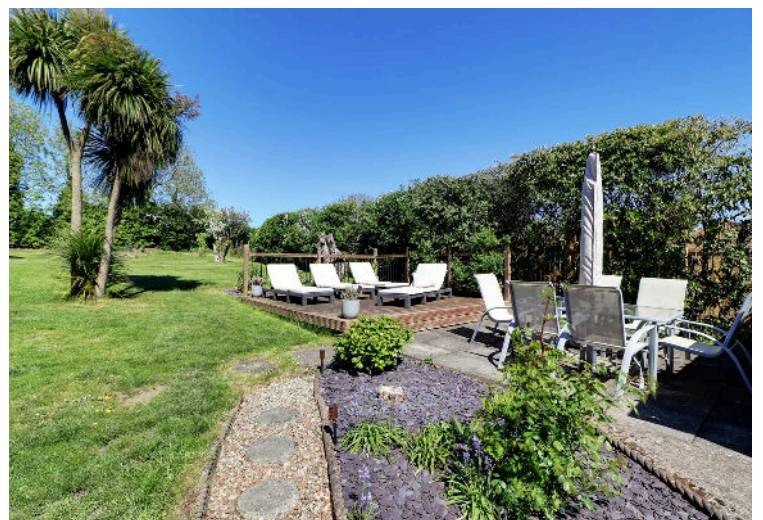
The property enjoys the benefit of a gas fired central heating system to radiators via a Valiant condensing combination central heating boiler.

### **Double Glazing**

Full uPVC double glazed windows and doors and Velux roof lights.







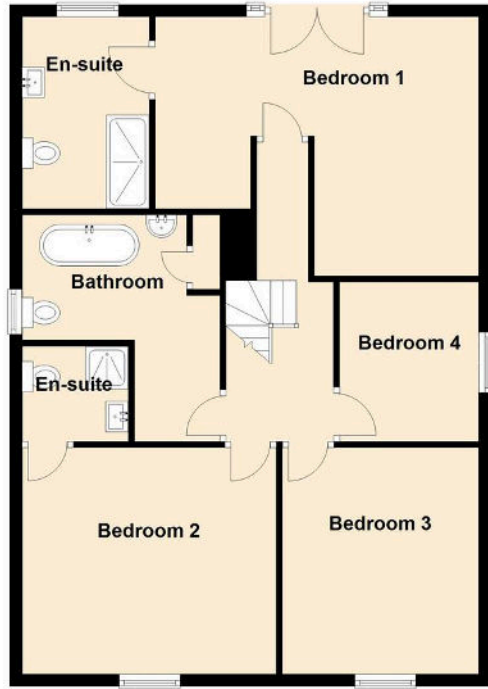
**Ground Floor**

Approx. 98.8 sq. metres (1063.4 sq. feet)



**First Floor**

Approx. 81.1 sq. metres (872.8 sq. feet)



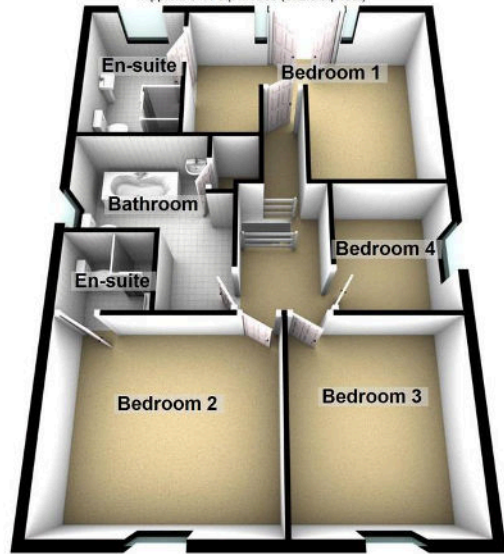
**Ground Floor**

Approx. 98.8 sq. metres (1063.4 sq. feet)



**First Floor**

Approx. 81.1 sq. metres (872.8 sq. feet)



Total area: approx. 179.9 sq. metres (1936.2 sq. feet)

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