





9 Park Close, Westwoodside

£350,000

DECEPTIVELY SPACIOUS & VERSATILE DETACHED BUNGALOW • NO UPWARD CHAIN • GENEROUS PRIVATE PLOT WITH POTENTIAL BUILDING PLOT TO REAR - PA/2022/277 • OPEN PLAN KITCHEN DINER • 4 BEDROOMS WITH AN EN-SUITE SHOWER ROOM • STYLISH BATHROOM SUITE • SOUGHT AFTER VILLAGE LOCATION • AMPLE OFF ROAD PARKING & GARAGE/WORKSHOP

paul fox
the family estate agents

SOUGHT AFTER VILLAGE LOCATION**QUIET CUL-DE-SAC POSITION****SPACIOUS DETACHED BUNGALOW**
Council Tax band: TBD

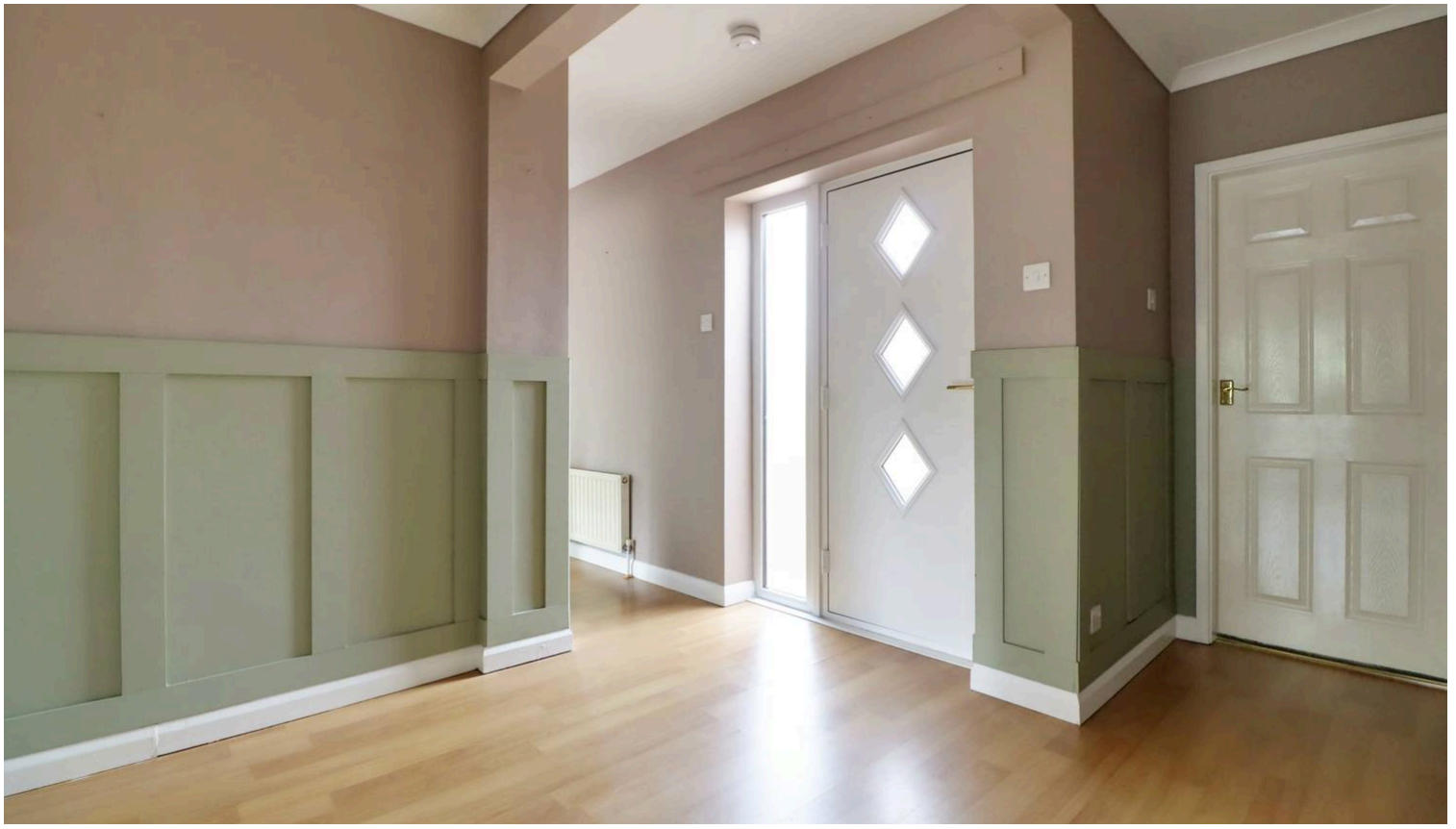
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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Central Reception Hallway
8' 11" x 8' 8" (2.73m x 2.65m)
Newly fitted front composite double glazed entrance door with patterned glazing and adjoining side light, front uPVC double glazed window, laminate flooring, part panelling to walls, wall mounted Hive thermostat and wall to ceiling coving.



Living Room
17' 0" x 10' 11" (5.17m x 3.34m)
Rear uPVC double glazed French doors with adjoining side lights leads out to the garden, attractive white fronted fitted storage cupboards with display shelving and wall to ceiling coving.

Dining Kitchen
11' 6" x 19' 6" (3.50m x 5.95m)
Rear uPVC double glazed French doors leads out to the garden and a further rear entrance door with adjoining window. The kitchen has a range of white fronted furniture with a patterned worktop and tiled splash backs incorporating a single sink unit with drainer to the side and block mixer tap, built-in gas hob, eye level double oven, loft access and a wall mounted Worcester gas fired central heating boiler.





Front Double Bedroom 1
10' 5" x 13' 11" (3.18m x 4.24m)
Front uPVC double glazed window and wall to ceiling coving.



Rear Double Bedroom 2
12' 6" x 9' 0" (3.81m x 2.75m)
Enjoys a dual aspect with rear and side uPVC double glazed window and doors through to;

En-Suite Shower Room
9' 1" x 2' 6" (2.77m x 0.75m)
Enjoys a three piece suite in white comprising a low flush WC, pedestal wash hand basin, shower cubicle with electric shower, tiled floor and fully tiled walls.

Bedroom 3
6' 11" x 10' 6" (2.10m x 3.19m)
Side uPVC double glazed window, wall to ceiling coving and built-in storage cupboard.



Front Bedroom 4
7' 11" x 8' 8" (2.42m x 2.63m)
Front uPVC double glazed window and laminate flooring.



Family Bathroom
6' 9" x 10' 6" (2.06m x 3.21m)
Side uPVC double glazed window with inset patterned glazing, suite in white comprising a low flush WC, pedestal wash hand basin with tiled splash back, free standing roll top bath with central chrome mixer tap and marble style backing, fitted towel rail, tiled effect flooring and wall to ceiling coving.



Grounds
The property enjoys a peaceful village setting with a substantial plot with the front garden being principally lawned with planted borders with a brick boundary wall and laurel hedging. The front and side provides generous amounts of parking via a block paved driveway with the side driveway allowing direct access to the garaging with an electric car charging pod. The rear garden is of an excellent size having a number of seating areas being principally lawned having previously enjoying planning permission at the bottom for a bungalow with access to the northern elevation.





Garage
17' 2" x 9' 9" (5.22m x 2.98m)
The property benefits from a detached garage with up and over front door, side personal door and window and adjoining garden store.



Double Glazing
The property enjoys newly installed windows and doors with the exception of the patio doors within the kitchen.

Central Heating
There is a modern gas fired central heating system to radiators.







Total area: approx. 118.2 sq. metres (1272.3 sq. feet)

You can include any text here. The text can be modified upon generating your brochure

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