



Westfield Lane, Wrose,
£240,000

**** THREE / FOUR BEDROOMS ** ADDITIONAL GRANNY FLAT ACCOMMODATION ** UNDERHOUSE GARAGE ** DETACHED ** LOVELY GARDENS ****

This delightful detached bungalow offers extended lower floor accommodation - ideal for the extended family with teenagers or elderly relatives.

The spacious accommodation benefits from gas central heating and upvc double glazing.

Reception hall, lounge, cloakroom, kitchen with side porch/utility, three bedrooms and house bathroom. To the lower ground floor there is a large integral garage, plus utility room, bedroom and sitting area/office.

To the outside there are gardens to four sides, plus parking.



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The accommodation benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, cloakroom, kitchen with side porch/utility, three bedrooms and house bathroom. To the lower ground floor there is a large integral garage, plus utility room, bedroom and sitting area/office.

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Reception Hall

With radiator.

Lounge

14'4" x 12'4" (4.37m x 3.76m)

With oak flooring, radiator, bow window.

Kitchen

13'4" x 7'4" extending to 9'2" (4.06m x 2.24m extending to 2.79m)

Having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, radiator.

Bedroom One

10'10" x 8'4" (3.30m x 2.54m)

With fitted wardrobes and radiator.

Cloakroom

With low suite wc and hand basin.

Side Porch / Utility

Bathroom

Two piece white suite comprising bath with shower over, pedestal wash basin, tiled walls.

Bedroom Two

10'1" x 9'1" (3.07m x 2.77m)

With radiator.

Bedroom Three

8' x 6'6" (2.44m x 1.98m)

With radiator.

Loft

Mostly boarded. Accessed via a pull-down ladder.

Basement Accommodation:-

Utility

13'6" x 12'3" (4.11m x 3.73m)

With radiator, plumbed for auto washer.

Bedroom Four

11'4" x 11'7" (3.45m x 3.53m)

With radiator.

Sitting Room

10' x 10'11" (3.05m x 3.33m)

With radiator.

Integral Garage

10' x 27'5" (3.05m x 8.36m)

With power and light.

Exterior

To the outside there are lawned and bedded gardens to both front and rear, together with driveway and parking to the rear.

Please Note

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street and continue to the top, here proceed straight ahead onto Westfield Lane, continue for just over 1 mile and the property will be seen on the left hand side displayed via our For Sale board.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	81
		EPC 66/81	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		60	77
		EPC 60/77	

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