

Westlake Avenue, Bowers Gifford, SS13 2JJ



£600,000

WILLIAMS & DONOVAN are delighted to offer for sale with NO ONWARD CHAIN, this four double bedroom detached house which is situated in a desirable Bowers Gifford location. The property benefits from having a spacious kitchen/breakfast room; separate utility; games room; study; three bathrooms; rear garden measuring approx. 90' with an outbuilding; large garage and off street parking for three vehicles.

EPC rating - D. Our ref: 14270



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Accommodation comprises:

Entrance via composite door to:

SPACIOUS ENTRANCE HALL

Obscure double glazed window to side aspect. Solid wood staircase to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Two radiators. CCTV to remain. Doors to:



GROUND FLOOR BATHROOM 9' 4" x 8' 9" (2.84m x 2.67m)

Skimmed ceiling. Three piece suite comprising low level w/c, hand wash basin with storage beneath and corner whirlpool bath with mixer shower, steamer and sauna. Heated towel rail. Tiled walls. Extractor fan. Tiled floor.

KITCHEN/BREAKFAST ROOM 14' 3" x 13' 7" (4.34m x 4.14m)

Skimmed ceiling. Double glazed window to front aspect. Range of base and eye level units. Roll edged working surfaces. Tiled splashbacks. Inset one and a half sink bowl drainer. Space for range cooker with extractor hood above. Space for fridge/freezer. Space and plumbing for dishwasher. Breakfast bar. Radiator. Laminate flooring. Bi-folding doors to:



UTILITY ROOM 6' 7" x 3' (2.01m x 0.91m)

Skimmed ceiling. Space and plumbing for washing

machine. Space for tumble drier. Laminate flooring.

LOUNGE 19' 8" x 14' (5.99m x 4.27m)

Skimmed ceiling. Double glazed window to rear aspect. Double glazed French style doors leading to and overlooking REAR GARDEN. Feature fireplace with gas fire. Two radiators.

GAMES ROOM 14' 10" x 11' 9" (4.52m x 3.58m)

Skimmed ceiling. Double glazed windows to rear and side aspects. Double glazed door to REAR GARDEN. Radiator. Laminate flooring.



STUDY 11' x 9' (3.35m x 2.74m)

Currently being used as a bedroom. Skimmed ceiling. Double glazed window to front aspect. Radiator.

FIRST FLOOR LANDING

Skimmed ceiling. Obscure double glazed window to side aspect. Loft access. Doors to:

BEDROOM ONE 21' 3" x 16' 6" (6.48m x 5.03m)

Skimmed ceiling. Spotlight insets. Double glazed windows to front aspect. Eaves storage. Airing cupboard housing boiler and hot water cylinder. Built in walk in wardrobe. Two radiators. Door to:



ENSUITE 6' 5" x 6' 2" (1.96m x 1.88m)

Skimmed ceiling. Obscure double glazed window to side

aspect. Three piece suite comprising low level w/c, hand wash basin with storage beneath and shower cubicle with mixer shower, steamer and sauna. Chrome heated towel rail. Tiled walls. Extractor fan. Tiled floor.



BEDROOM TWO 14' 10" x 10' (4.52m x 3.05m)

Skimmed ceiling. Spotlight insets. Triple glazed window to rear aspect. Radiator. Door to:



JACK AND JILL SHOWER ROOM 6' 5" x 5' 4" (1.96m x 1.63m)

Skimmed ceiling. Spotlight insets. Obscure double glazed window to side aspect. Three piece suite comprising low level w/c, hand wash basin with storage beneath and shower cubicle with mixer shower, steamer and sauna. Chrome heated towel rail. Part tiled walls. Tiled floor.

BEDROOM THREE 15' 2" x 10' 2" (4.62m x 3.1m)

Skimmed ceiling. Spotlight insets. Triple glazed window to rear aspect. Radiator.

BEDROOM FOUR 14' 1" x 10' (4.29m x 3.05m)

Skimmed ceiling. Spotlight insets. Triple glazed window to rear aspect. Radiator.

OUTSIDE OF PROPERTY:

To the **FRONT** of the property, a secure gated paved driveway provides off street parking for three vehicles.

The **REAR GARDEN** measures approx. 90' and commences with paved patio leading to decking area and lawn. External power and lighting. Outside tap. Sheds to remain. Gated side access.



SUMMERHOUSE 20' 7" x 10' 9" (6.27m x 3.28m)

Double glazed windows to side aspect. Double opening doors to GARDEN. Power and lighting.

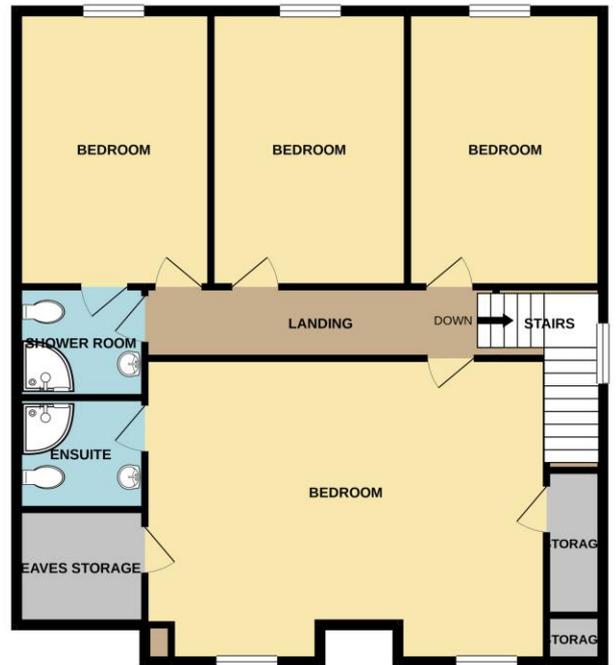
GARAGE 19' 10" x 9' 3" (6.05m x 2.82m)

With up and over door. Power and lighting. Door to REAR GARDEN.

GROUND FLOOR
1273 sq.ft. (118.3 sq.m.) approx.



1ST FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA : 2376 sq.ft. (220.7 sq.m.) approx.
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.