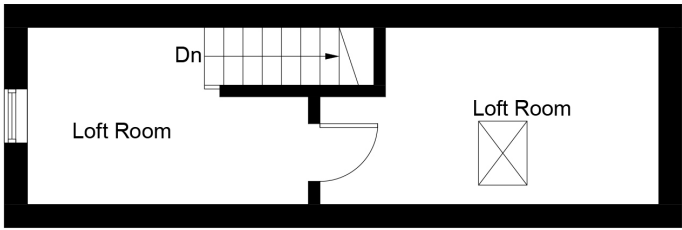
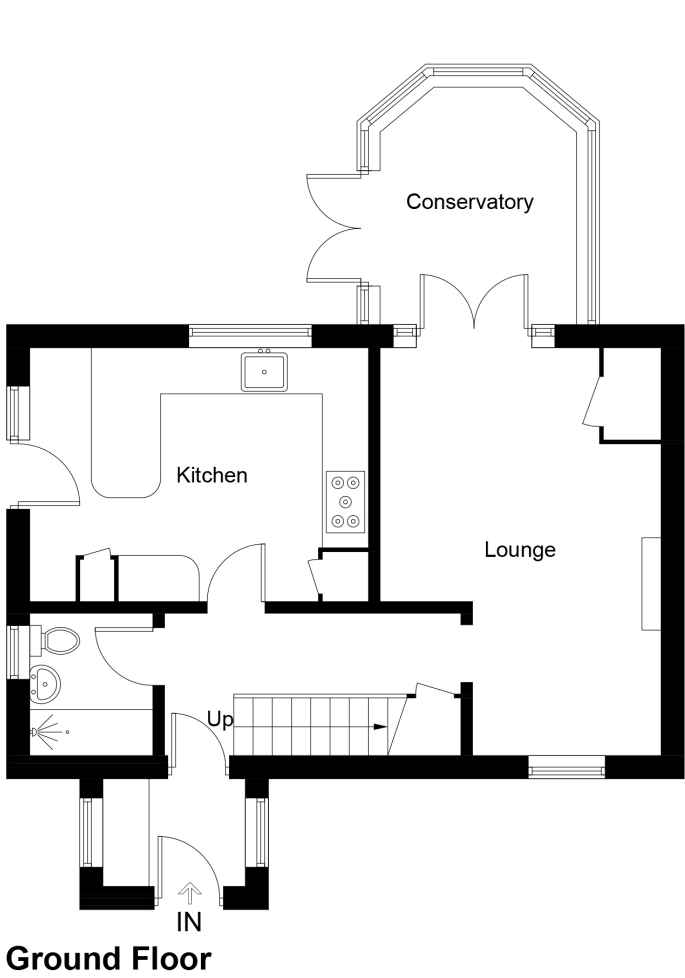


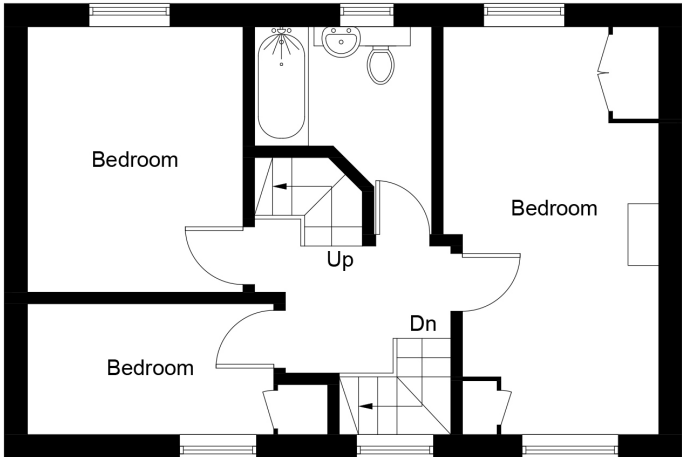


4 Westfield Close

Approximate Gross Internal Area = 98.8 sq m / 1063 sq ft
Loft = 18.9 sq m / 203 sq ft
Total = 117.7 sq m / 1266 sq ft



Loft



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1169966
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision



This well balanced family home occupies a delightful position within this highly sought after village, renowned for its local schools, excellent amenities and public transport links, including a mainline train station. Centrally located, the property is well placed for access to everything that the village has to offer, along with nearby parkland, the nature reserve at Backwell Lake and access to the Festival Way Cycle path. Tucked away and enjoying fabulous corner plot gardens, the well balanced accommodation briefly comprises; Entrance Porch, Entrance Hall, Cloakroom/Utility Room, Sitting Room, Kitchen/Breakfast Room and Conservatory, three Bedrooms and family Bathroom. There are two further loft rooms which are accessed by a full staircase, they are perfectly usable though not signed off with relevant building certification. Outside the frontage is enclosed by natural hedging and laid to gravel, providing off street parking whilst the rear is fully enclosed, privately and enjoying a Westerly aspect.



ROOM DESCRIPTIONS

Entrance Porch
Entered via wooden door. UPVC double glazed windows to both sides. A range of fitted base units with roll over work surface over. Tiled floor and door to Entrance Hall.

Entrance Hall
Stairs to first floor accommodation with useful storage cupboard below. Radiator and laminate flooring. Doors to Cloakroom/Utility Room, Kitchen/Breakfast Room and Sitting Room.

Cloakroom/Utility Room
Partly tiled and fitted with a range of wall and base units with roll over work surfaces over. Space for washing machine. Wall mounted "Vaillant" combi boiler. Low level W.C and wall mounted hand wash basin. Heated towel rail and tiled floor. UPVC double glazed window to side.

Kitchen/ Breakfast Room
14' 6" x 10' 6" (4.42m x 3.20m)
Fitted with a contemporary range of wall and base units with roll over work surfaces over. Built in "DeLonghi" range cooker. Inset double ceramic sink and drainer with mixer tap. Space for dishwasher, upright fridge/freezer and undercounter drinks fridge. Latch door to pantry. Breakfast area with feature wood panelling. Radiator and tiled flooring. Large UPVC double glazed window to rear and second UPVC double glazed window to side. Wooden stable style door to rear.

Sitting Room
17' 9" x 12' 0" (5.41m x 3.66m) (max)
Light and airy dual aspect room with UPVC double glazed window to front and French doors to Conservatory. Feature, period style stone fireplace with inset log burner. Storage cupboard and radiator. UPVC double glazed French doors to Conservatory.

Conservatory
11' 2" x 10' 0" (3.40m x 3.05m)
Of dwarf wall and UPVC double glazed construction. Radiator and laminate flooring. UPVC double glazed French doors to rear.

First Floor Landing
Feature UPVC double glazed window to front. Doors to all Bedrooms and Family Bathroom. Stairs to Loft Rooms.

Bedroom 1
17' 5" x 8' 3" (5.31m x 2.51m)
Bright and airy dual aspect room with UPVC double glazed windows to front and rear. Radiator and two fitted storage cupboards.

Bedroom 2
11' 1" x 9' 6" (3.38m x 2.90m)
Radiator. Laminate flooring. UPVC double glazed window to rear.

Bedroom 3
9' 3" x 5' 10" (2.82m x 1.78m)
Built in storage cupboard and radiator. UPVC double glazed window to front.

Family Bathroom
8' 10" x 7' 5" (2.69m x 2.26m)
Tiled and fitted with a white suite comprising; panelled bath with mixer taps and thermostatic "rainfall shower" with hand held shower, plus a range of vanity units with concealed cistern W.C and inset hand wash basin. Heated towel rail and vinyl flooring. Obscured UPVC double glazed window to rear.

Loft Room
Split in two areas. UPVC double glazed window to front. Door to second Area.
Second Area:
Velux skylight and Radiator. Laminate flooring.

Front Garden
Enclosed by natural hedging and laid to gravel, providing off street parking for two vehicles.

Rear Garden
Enclosed by natural stone walling ang timber panel fencing with secure gated access to the front. The private garden, which enjoys a good deal of privacy and a Westerly aspect is predominantly laid to large areas of lawn with two separate paved patios, with a good selection of mature shrubs and trees. A timber summer house, shed, brick built BBQ and outside tap.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: B

