



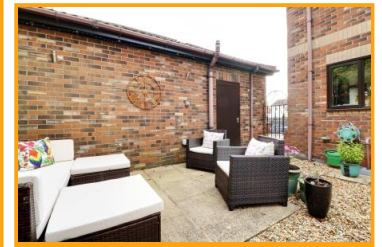
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Price Guide
£315,000

EPC Rating: D

4, Binks Close

Brethergate, Westwoodside, DN9 2AU
3 Bedroom Detached House



- ✓ A MODERN DETACHED HOUSE
- ✓ QUIETLY POSITIONED OFF A PRIVATE DRIVE
- ✓ HIGHLY DESIRABLE VILLAGE LOCATION
- ✓ 3 GENEROUS BEDROOMS WITH A MASTER EN-SUITE
- ✓ REAR CONSERVATORY
- ✓ PRIVATE LOW MAINTENANCE REAR GARDEN

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3 Bedroom detached house



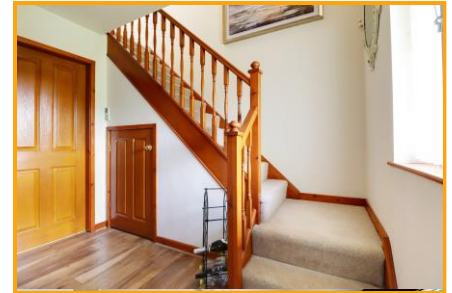
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UNAPPROVED DRAFT BROCHURE

A privately positioned modern detached family home set within the highly desirable village of Westwoodside. The superbly presented and well-proportioned accommodation comprises;

FRONT ENTRANCE HALL

Measures approx. 3.25m x 2.84m (10' 8" x 9' 4"). Enjoying a front woodgrain effect uPVC double glazed entrance door with inset pattern and leaded glazing, front hardwood double glazed and leaded window, very attractive wooden flooring, staircase allowing access to the first floor accommodation with open spelled balustrading and under stair storage, internal doors lead through to the lounge and kitchen, wall mounted hive thermostat and door through to;



CLOAKROOM

Enjoying a two piece suite in white comprising a low flush WC, wall mounted wash hand basin, tiled splash backs and continuation of attractive wooden flooring.



ATTRACTIVE MODERN LOUNGE

Measures approx. 3.62m x 6.71m (11' 11" x 22' 0"). Enjoying a projecting hardwood double glazed square bay window with lead finish, an electric fire with marble backing hearth and a decorative carved mahogany surround projecting mantle, TV points and an internal French glazed doors lead through to;



PLEASANT REAR CONSERVATORY

Measures approx. 2.7m x 2.9m (8' 10" x 9' 6"). Enjoying dwarf walling with woodgrain effect double glazed windows above, tiled flooring and side French doors allowing access to the garden and hipped and pitched polycarbonate roof with a light and fan.



STYLISH REFITTED KITCHEN

Measures approx. 4.6m x 3.0m (15' 1" x 9' 10"). Enjoying twin rear hardwood double glazed windows and side woodgrain effect uPVC double glazed entrance door with inset pattern glazing. The kitchen enjoys an extensive range of handleless fitted matching low level units, draw units and wall units with integral appliances and a complimentary wooden style worktop with matching splash backs, a single sink unit, drainer to the side and block mixer tap, a built in four ring gas hob with oven beneath, an overhead stainless steel glazed canopied extractor, high level microwave, tiled flooring and tv and telephone points.



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FIRST FLOOR LANDING

Enjoys a side hardwood double glazed window, loft access, fitted airing cupboard with cylinder tank and shelving and door through to;

FRONT MASTER BEDROOM 1

Measures approx. 3.64m x 3.61m (11' 11" x 11' 10"). Enjoying a front hardwood double glazed imbedded window, attractive walnut style fitted wardrobe, matching bedside draws and large draw unit, TV point and door to;

EN-SUITE

Enjoys a low flush WC, a walk in shower cubicle with overhead triton electric shower, tiled walls and glazed screen, tiled flooring, part tiling to walls and mosaic boarder.

REAR DOUBLE BEDROOM 2

Measures approx. 3.0m x 3.0m (9' 10" x 9' 10"). Enjoying a rear hardwood double glazed window and fitted wardrobes with matching bedside draw units.

DOUBLE BEDROOM 3

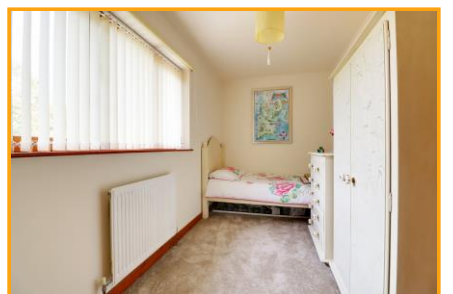
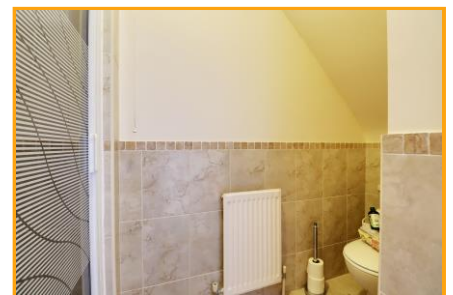
Measures approx. 2.04m x 4.6m (6' 8" x 15' 1"). Enjoying a rear hardwood double glazed window.

FAMILY BATHROOM

Measures approx. 2.82m x 1.83m (9' 3" x 6' 0"). Enjoying a front hardwood double glazed and leaded window with patterned glazing and a modern suite in white comprising a low flush WC, pedestal wash hand basin, paneled bath, marble effect tiling to the floor, fully tiled walls with mosaic border and a fitted chrome towel rail.

OUTBUILDINGS

Measures approx. 6.04m x 5.4m (19' 10" x 17' 9"). The property enjoys a benefit of a substantial detached brick and block built double garage with an up and over double width steel front entrance door, side hardwood personal door allowing access to the garden, internal power and lighting with a pitched roof providing storage, which could be converted to create accommodation if required.



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GROUNDS

The property sits peacefully off a private tarmacked driveway shared with four further properties with the front garden being principally lawned and having mature planted borders along with a sheltered front entrance. The side of the property enjoys a tarmac initial driveway with space for two vehicles, decorative wrought iron gating leading to a block driveway which allows for additional parking. This can be used as a patio and enjoys direct access to the detached double garage along with gated access to a private enclosed low maintenance garden that enjoys flagged and decked seating areas and adjoining pebbled boarder.

SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

CENTRAL HEATING

The property benefits from a gas fired radiator system.

DOUBLE GLAZING

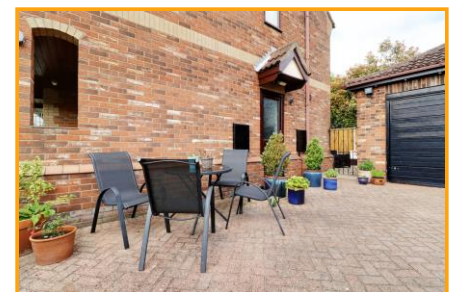
The property benefits from full hardwood double glazed windows and uPVC entrance doors and a UPV conservatory.

** IMPORTANT **

PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

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