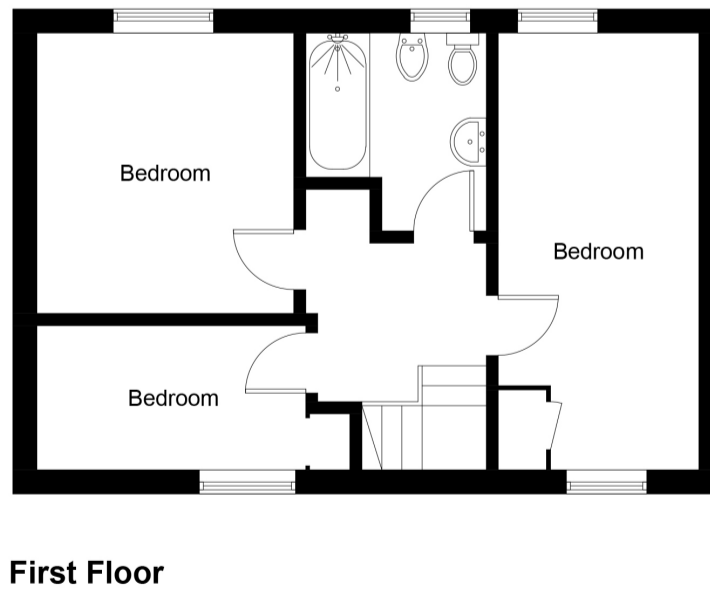
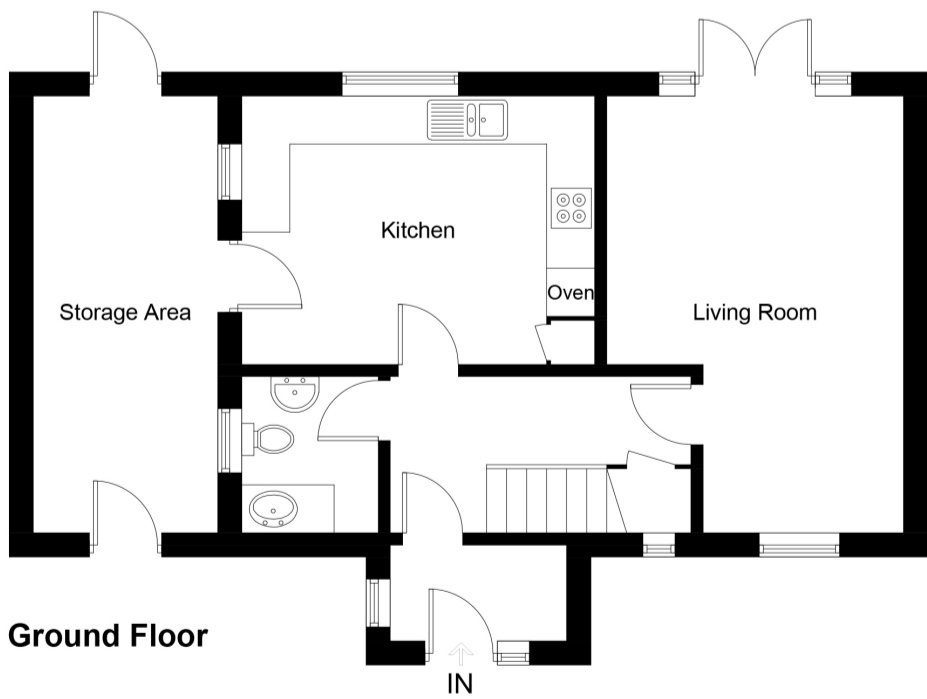




## 2 Westfield Close

Approximate Gross Internal Area = 107.7 sq m / 1159 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1033023  
 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



A fabulous older style semi detached family home which is located in small Close, within easy reach of local shops, schools, public parks, the mainline train station and the scenic Nature Reserve at Backwell Lake, to name a few. Immaculately presented throughout, this charming home offers well balanced accommodation with the scope to add further if desired. (Planning permission was granted in June 2023 for a two storey front facing extension). In brief the accommodation comprises; Entrance Porch, Entrance Hall, Cloakroom/Utility Room, Kitchen/Dining Room with integral appliances, Sitting Room with open fire, three Bedrooms and stylish, newly fitted Bathroom. Outside there is a traditional frontage with lawn and driveway parking, whilst at the rear there is a generous, well tended, level garden laid to patio and lawn. The property also benefits a large, powered storage area.



## ROOM DESCRIPTIONS

### Front Porch

Entered via UPVC double glazed door with glazed side panel. Radiator and tiled floor. UPVC double glazed window to side. Door to Entrance Hall.

### Entrance Hall

Stairs to first floor accommodation with useful storage cupboard below. Radiator and tiled floor. Doors to Cloakroom/Utility Room, Kitchen/Dining Room and Sitting Room.

### Cloakroom/Utility Room

Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink. Space and plumbing for washing machine. Concealed cistern low level W.C. and wash hand basin. Two radiators and tiled floor. UPVC double glazed window to side.

### Kitchen/Dining Room

14' 5" x 10' 7" (4.39m x 3.23m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built in eye level electric oven and microwave, electric hob and extractor over. Integral fridge/freezer and dishwasher and space for undercounter appliance. Matching wall mounted cupboard housing 'Worcester' combi boiler. Radiator and tiled floor. UPVC double glazed windows to side and rear. UPVC double glazed door to Storage Room.

### Storage Area

18' 6" x 7' 7" (5.64m x 2.31m)

Of timber and polycarbonate construction with concrete floor. Lighting and ample sockets. Brace and ledge doors to front and rear.

### Sitting Room

17' 5" x 12' 1" (5.31m x 3.68m)

Light and airy dual aspect room with UPVC double glazed window to front and French doors to rear. Feature, period style stone fireplace with open fire. Radiator.

### Landing

Loft access with pull down wooden ladders. Built in storage area. UPVC double glazed window to front. Doors to all Bedrooms and family Bathroom.

### Bedroom 1

17' 5" x 9' 0" (5.31m x 2.74m)

Dual aspect with UPVC double glazed windows to front and rear. Built in storage cupboard. Radiator.

### Bedroom 2

11' 2" x 9' 8" (3.40m x 2.95m)

Radiator. UPVC double glazed window to rear

### Bedroom 3

9' 8" x 5' 9" (2.95m x 1.75m)

Built in storage cupboard and radiator. UPVC double glazed window to front.

### Family Bathroom

Fully tiled and fitted with a four piece white suite comprising; panelled bath with thermostatic shower over, a range of vanity units housing a bidet and concealed cistern low level W.C. plus pedestal wash hand basin. Heated towel rail and tiled floor. UPVC double glazed window to rear.

### Rear Garden

Fully enclosed by timber panel fencing, this generous garden is predominately laid to patio with attractive Silver Granite patio and lawn with Oak sleeper, raised beds. A glorious specimen Acer. Timber shed and outside tap.

### Front garden

Enclosed by low stone wall and laid to lawn with Tarmac driveway.

### Tenure & Council tax band

Tenure- Freehold

Council tax band- B

