



£259,995

Sidings Way, Westhouses DE55 5AS

Detached House | 3 Bedrooms | 2 Bathrooms

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# Step Inside

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## Key Features

- Great First Time Buy
- Impressive rear garden
- Family Home
- Walking distance to schools and parks
- Ideal for access to A38 and M1
- Quiet Residential Location

## Property Description

Derbyshire Properties are delighted to present this three bedroom detached home on very popular residential estate in Westhouses. Having been lovingly upgraded by the current vendors, the property is the ideal home for families and first time buyers alike. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the property briefly comprises; Entrance Hall, Lounge, Dining Kitchen and Conservatory to the ground floor with three Bedrooms and the family Bathroom to the first floor.

Externally, the property boasts impressive corner plot including two front lawns alongside driveway parking for numerous cars to the front elevation which allows access to Garage via electric steel roller door. The rear garden is mainly laid to lawn whilst featuring summer house perfect for relaxing and patio area great for hosting or enjoying the sunshine. The Garden also features outside tap and power sockets whilst being bordered entirely by timber fencing making it safe and secure for those with pets and young children.

### Entrance Hallway

Accessed via composite door to front elevation with mini wall mounted radiator, wood effect flooring, double glazed window to side elevation and doorway to Lounge. Carpeted stairs rise to first floor.

### Living Room

14' 4" x 12' 4" (4.37m x 3.76m) With double glazed window to front elevation, wall mounted radiator and wood effect flooring. In built cupboard provides ample understairs storage capacity.

### Kitchen

15' 7" x 10' 4" (4.75m x 3.15m) Featuring a range of base cupboards and eye level units with complimentary wood effect work surfaces that integrate a range of appliances such as; Gas oven, gas hob with accompanying extractor hood, dishwasher and stainless steel inset one and a half bowl sink. Wood effect flooring extends to the dining area where designer wall mounted radiator and double glazed French doors accessing the Conservatory are located. Double glazed window through to Conservatory, under unit lighting and tiled splashback completes the space.

### Conservatory

12' 10" x 11' 8" (3.91m x 3.56m) A brick built UPVC Conservatory housing multi fuel burner on raised hearth with tiled flooring, wall mounted radiator and double glazed French doors accessing rear enclosed garden.

### First Floor

### Landing

Accessing all three Bedrooms and the family Bathroom.

#### Bedroom One

13' 6" x 9' 3" (4.11m x 2.82m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Two

11' 4" x 8' 4" (3.45m x 2.54m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bedroom Three

8' 2" x 6' 9" (2.49m x 2.06m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

7' 0" x 5' 6" (2.13m x 1.68m) A tiled four piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin, bidet and low level WC. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to rear elevation completes the space.

#### Garage/Utility Area

Featuring worktop space of its own with under counter power and plumbing for washing machine and tumble dryer, the Garage also features handy Belfast sink. Accessed via electric steel roller to front elevation with composite door accessing rear enclosed garden.

#### Outside

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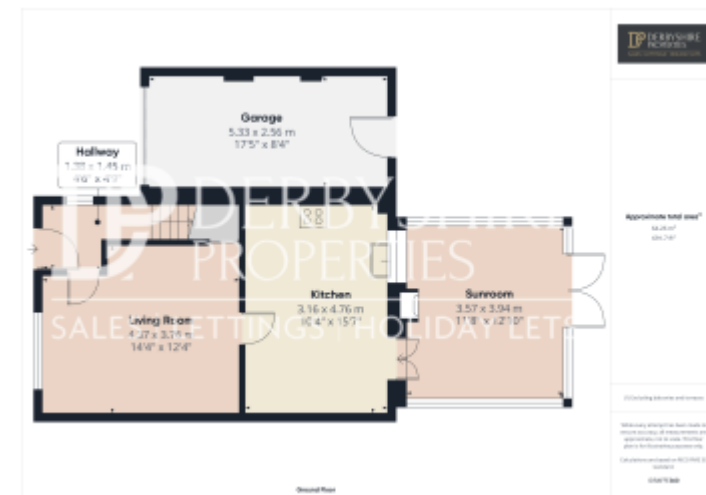
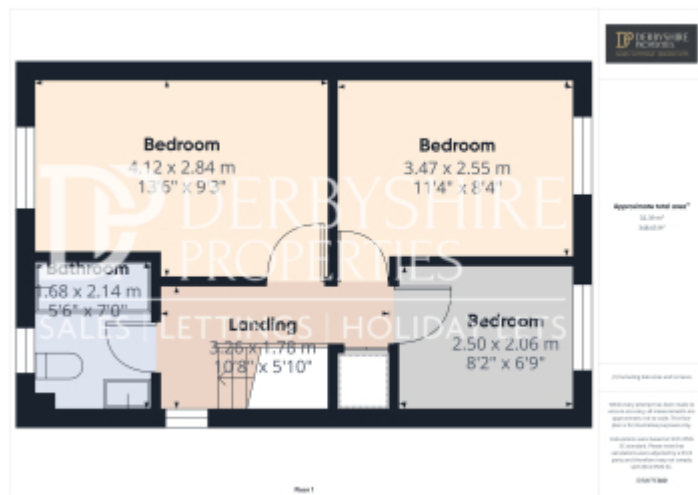
#### Council Tax

We understand that the property currently falls within council tax band B, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

#### Disclaimer

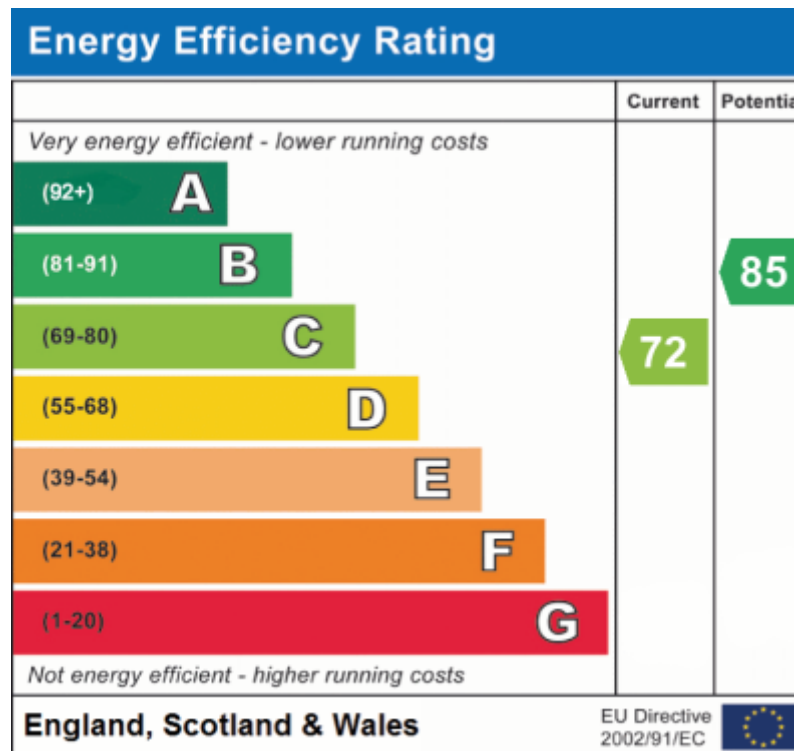
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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