



Kirktonhill Road, Westlea, SN5 7AF

guide price **£425,000**

**richard
james**



freehold energy
efficiency rating

tbc

**** GUIDE PRICE £425,000 - £440,000 **** FOUR BEDROOM DETACHED FAMILY HOME ****

This 4 bedroom detached home is nestled away on a private lane in a sought after road in Westlea and would be perfect for a family due to its superb condition throughout, its generous living space and its large bedrooms.

This property is well located on Kirktonhill Road just a short walk from local shops, schools and other amenities plus offers excellent access to Lydiard Park and J16 of the M4.

The ground floor living accommodation comprises; entrance hall, W/C, a bay fronted generous living room leading to the dining room, a modern kitchen, large utility room that gives access to the integral garage.

The first floor offers; first floor landing, a large bay fronted main bedroom with a modern en-suite shower room, bedroom two which is also a generous double bedroom, bedroom three which is a double bedroom, the fourth bedroom and the family bathroom.

To the rear is an enclosed recently landscaped rear garden with a patio seating area, generous lawn and a further patio seating area, generous shed and there is also gated side access.

To the front is a large block paved driveway with parking for multiple vehicles and access to the garage via up and over door.



richard
james



richard
james



richard
james



richard
james

