





**SUPERB PROPERTY IN DUNSVILLE WHICH IS DETACHED, TUCKED AWAY AND BENEFITS FROM FOUR BEDROOMS.** A lovely home that should be viewed early to avoid disappointment that is located on Westminster Drive, with field/woodland views to the side and one not to be missed. This delightful house offers spacious accommodation, briefly comprising of entrance hallway, WC, living room, separate dining room, kitchen/breakfast room, stairs, landing, master bedroom with en suite shower room, three further bedrooms, family bathroom, attached single garage, front parking space, plus front and rear gardens. **A BEAUTIFUL HOME THAT OFFERS PLENTY TO ANY FAMILY.**

#### **ENTRANCE HALL**

14' 7" x 5' 10" (4.45m x 1.78m) On entering this property via the front facing double glazed frosted door you will not be disappointed by the accommodation available, with further front facing double glazed frosted window, stairs to the first floor landing, radiator, alarm system, laminate flooring and access door to the WC.

#### **WC**

5' 10" x 2' 6" (1.79m x 0.78m) With a low flush WC, wash hand basin with tiled splash back and a radiator.

#### **LIVING ROOM**

15' 1" x 11' 7" (4.61m x 3.54m) Lovely bright reception space positioned to the rear of the property with views over the garden via the rear facing double glazed French doors, three rear facing double glazed windows, two side facing double glazed windows, laminate flooring, coving to the ceiling, dado rail, coal effect gas fire with a feature decorative surround and a radiator.



### DINING ROOM

10' 10" x 8' 0" (3.32m x 2.45m) Further reception space currently utilised as a music room but lends itself to a dining room, with front facing double glazed window, radiator, laminate flooring, dado rail and coving to the ceiling.

### KITCHEN/BREAKFAST ROOM

15' 1" x 8' 0" (4.62m x 2.44m) Lovely kitchen which benefits from space for a breakfast table, fitted kitchen units at eye and base level, rolled top surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor fan above, single electric oven, space for a fridge/freezer, plumbing for a washing machine, plumbing for a dishwasher, partially tiled splash backs above the work surfaces, radiator, rear facing double glazed window and a side facing double glazed frosted door.

### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

Providing access to all bedrooms and the bathroom.

### MASTER BEDROOM

13' 5" x 8' 1" (4.10m x 2.47m) Spacious master bedroom with front facing double glazed window, radiator, laminate flooring and door to the ensuite shower room.

### ENSUITE

5' 9" x 4' 0" (1.77m x 1.23m) Fantastic en suite with beautifully tiled walls/flooring, low flush WC, wash hand basin within a vanity unit, shower cubicle, heated towel radiator, extractor fan and a front facing double glazed frosted window.







### **BEDROOM**

12' 11" x 7' 10" (3.94m x 2.40m) Wonderful second bedroom with rear facing double glazed window and a radiator.

### **BEDROOM**

11' 3" x 8' 11" (3.44m x 2.73m) The third bedroom is positioned at the rear of the property overlooking the gardens via the rear facing double glazed window, plus a radiator and a laminate floor covering.

### **BEDROOM**

9' 0" x 8' 6" (2.76m x 2.61m) Spacious fourth bedroom with front facing double glazed window and a radiator.



### **BATHROOM**

8' 1" x 6' 1" (2.48m x 1.87m) Modern three piece suite comprising of a low flush WC, wash hand basin, bath, tiled flooring, tiled walls, spotlights to the ceiling, mosaic feature tiled area with alcove, heated towel radiator, extractor fan and spotlights to the ceiling.

### **FRONT GARDEN & PARKING**

With open access to the driveway providing off street parking for two cars, laid to lawn area with mature tree and shrubs, plus side access to the rear garden.

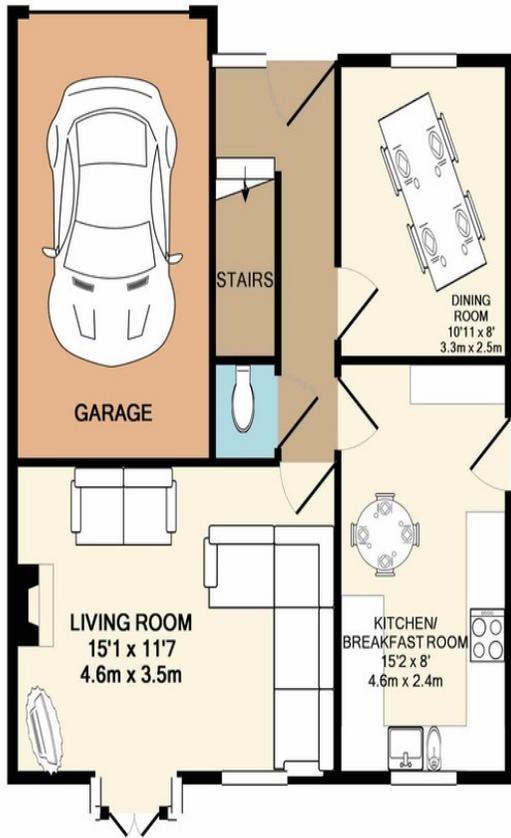
### **ATTACHED SINGLE GARAGE**

With a roller door to the front.

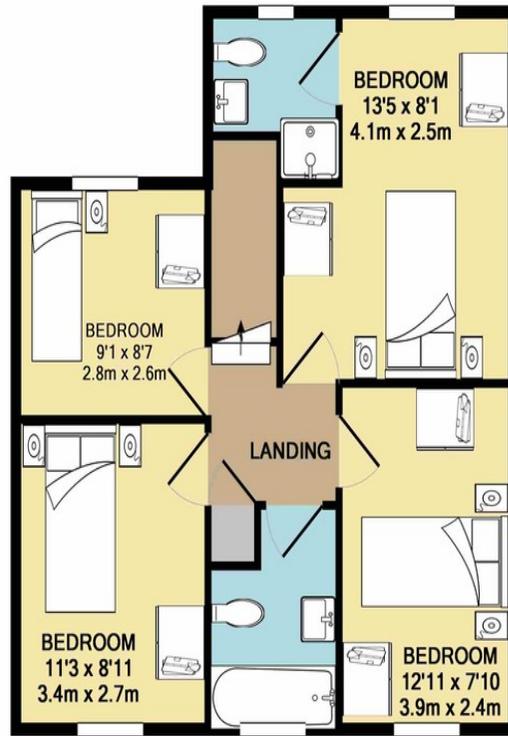
### **REAR GARDEN**

Fabulous landscaped garden with fence enclosure, central laid to lawn area, surrounding shrub beds, paved patio and side access.





GROUND FLOOR  
APPROX. FLOOR  
AREA 624 SQ.FT.  
(58.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 548 SQ.FT.  
(50.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1172 SQ.FT. (108.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental (CO <sub>2</sub> ) Impact Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92-100) <b>A</b>   |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |