



**162 Westerdale Road, DN5 8RD**

**£275,000 Offers In Region Of  
Tenure Freehold**

- PRIVATE CUL DE SAC
- INTEGRAL GARAGE & OFF-ROAD PARKING
- OPTIONAL BAR / GYM / OFFICE
- OFFICE AND DOWNSTAIRS WC
- UTILITY ROOM
- ENSUITE TO MASTER BEDROOM
- THREE STOREY

A Truly Spectacular, Immaculate Three-Storey Family Home – Finished to the Highest Standard

Welcome to a home that delivers the wow factor at every turn. Immaculate throughout and designed with modern luxury in mind, this extraordinary three-bedroom, three-storey residence offers exceptional living spaces both inside and out. At the heart of the property is the breathtaking open-plan kitchen dining suite. Featuring a striking oversized island, extensive bespoke cabinetry and premium integrated appliances, including an American style fridge freezer, twin ovens, built-in microwave, induction hob and dishwasher, this space is crafted for those who love to cook, host and entertain. Expansive bi-fold doors open directly onto the garden, flooding the space with natural light and creating a seamless indoor–outdoor flow.

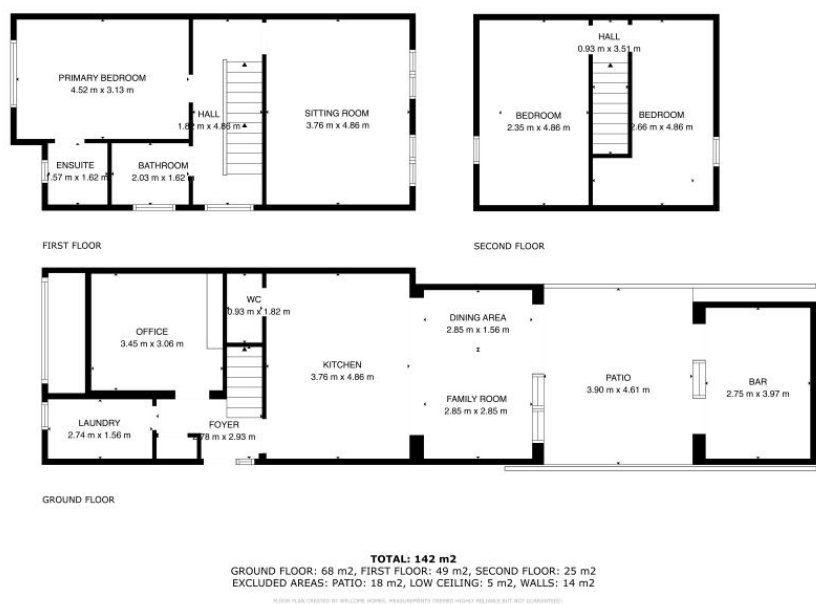
The ground floor also offers a dedicated utility room, a stylish WC, and a generous home office, perfectly suited to modern lifestyles.

Outside, a high-quality multi-purpose external building provides outstanding versatility, ideal as a home bar, gym, studio, or even an additional bedroom, allowing you to tailor the space to your needs.

The first floor hosts the impressive master suite, complete with a luxurious en-suite bathroom, alongside the beautifully appointed family bathroom.

The top floor features two further bedrooms, with one currently presented as a fabulous walk-in wardrobe, creating a boutique-style retreat.

Additional benefits include an integral garage and a private driveway, further enhancing the home’s premium appeal. This is a truly exceptional property that exceeds expectations, combining style, sophistication and remarkable flexibility. A rare opportunity, a dream home that genuinely ticks every box.



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