

**71 WHIPPOORWILL WAY**

WETHERSFIELD, CT 06109

**\$599,900**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

# 71 WHIPPOORWILL WAY

WETHERSFIELD, CT 06109

Sunny & spacious 9 room, 5 bedroom Colonial located in a friendly, established neighborhood steps to over 100 acres of open space, including the 1860 Reservoir. A large foyer welcomes you into this inviting home. The living room enjoys southern exposure, filling the space with natural light. With wood flooring & a fireplace, it's a bright, comfortable room well suited for hosting large gatherings. A spacious, updated kitchen includes granite counters, a generous amount of cabinetry & a large table space. Just beyond, the dining room offers a large picture window & wood flooring, creating a warm & welcoming setting.

**Garage Count: 2 Car Garage,**  
**Fireplace Count: 3 Fireplaces,**  
**Heating - Fuel Type: Gas,**  
**Sewer: Public,**  
**Location: Backs to Golf Course,**  
**Water: City Water**

**\$599,900**



The family room includes a fireplace that lends character & makes it an ideal spot for movie nights or casual gatherings. Upstairs you'll find a spacious primary bedroom w/ a full bath & walk-in closet, along with 4 additional bedrooms, each offering generous closet space & a 2nd full bath. The lower level includes family room with a brick fireplace & a half bath, plus ample space for hobbies, a workshop or a home gym. The enclosed porch-likely to become one of your favorite spots- has a vaulted ceiling & access to the private backyard. Additional particulars include gas heat (2 high efficiency furnaces), instant hot water, first floor laundry, full house generator (2023), roof (2020), central air, central vac, 3 fireplaces, thermo-pane windows, walk-up attic, irrigation system, oversized 2 car garage & a nice, level lot. Put this at the top of your "must see" list!

Bedroom 12.0ft x 11.0ft  
Bedroom 13.0ft x 11.0ft  
Bedroom 13.0ft x 11.0ft  
Bedroom 15.0ft x 11.0ft  
Dining Room 14.0ft x 11.0ft  
Family Room 17.0ft x 13.0ft  
Kitchen 19.0ft x 14.0ft  
Living Room 23.0ft x 13.0ft  
Master Bedroom 17.0ft x 13.0ft

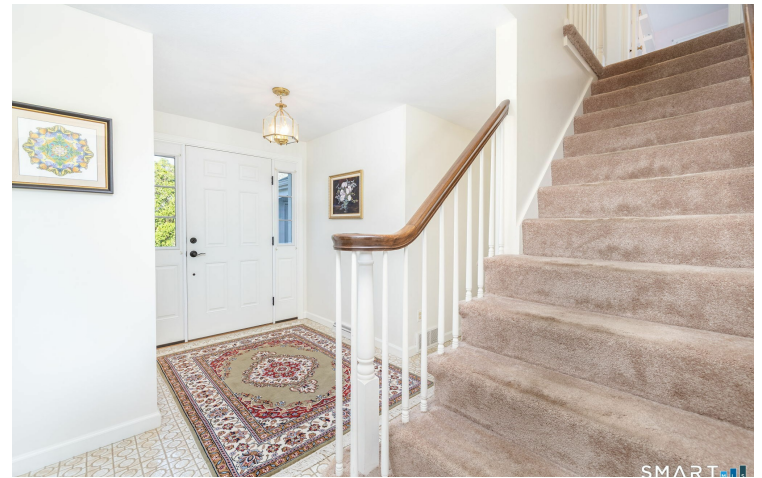




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