



- **WOODMANCOTE.**
- **SOUGHT AFTER LOCATION.**

ENTRANCE

Via UPVC door.

ENTRANCE HALL

Wooden flooring throughout. Wall mounted feature radiator. Stairs to first floor with understairs storage cupboard. Door to lounge and kitchen.

CLOAKROOM

UPVC double glazed window to front aspect. Suite including low level W.C and pedestal wash hand basin. Fully tiled walls.

LOUNGE 18'4" X 12'0" (5.59m X 3.66m)

UPVC double glazed bay window to front aspect. Two wall mounted radiators. Door to dining room. Feature fireplace with electric fire.

DINING ROOM 11'6" X 10'2" (3.51m X 3.10m)

French doors to rear aspect. Wooden flooring throughout. Wall mounted feature radiator,

KITCHEN/BREAKFAST ROOM 15'1" X 9'6" (4.60m X 2.90m)

UPVC double glazed window to rear aspect. Tiled flooring. Wall mounted radiator. Range of eye level and base storage units with roll edge worksurfaces. Stainless steel one and a half bowl sink unit with single drainer and mixer tap over. Built in 5 ring gas hob, electric double oven and extractor hood. Built in dishwasher. Built in fridge/freezer.

UTILITY

Wall mounted radiator. Stainless steel sink unit with one bowl. Eye level and base storage units with roll edge worksurfaces. Plumbing for washing machine and vented dryer and space for further appliances. Door to garage. Storage, drying cupboard with radiator.

OFFICE/STUDY/SNUG 12'3" X 7'8" (3.73m X 2.34m)

UPVC double glazed window to rear aspect. Wooden flooring throughout. Wall mounted radiator.

FIRST FLOOR

LANDING

Access to part boarded loft space. Linen cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE 26'2"X8'7" (7.98m X 2.62m)

UPVC double glazed windows to front and side aspects. Wall mounted radiator. Archway to walk in wardrobe with two sets of built in wardrobes,

EN-SUITE

UPVC double glazed window to rear aspect. Tiled flooring. Wall mounted radiator. Suite including tiled shower cubicle, vanity wash hand basin and low level W.C. Fully tiled walls.

BEDROOM TWO 12'9" X 9'8" (3.89m X 2.95m)

UPVC double glazed window to rear aspect. Wall mounted radiator. Built in wardrobes.

BEDROOM THREE 9'9" X 11'9" (2.97m X 3.58m)

UPVC double glazed window to front aspect. Wall mounted radiator, Built in wardrobes.

BEDROOM FOUR 8'1" X 8'8" (2.46m X 2.64m)

- **ENSUITE TO MASTER**
- **STUNNING VIEWS.**

UPVC double glazed window to front aspect. Wall mounted radiator. Single built in wardrobe.

BEDROOM FIVE 9'8" X 7'1" (2.95m X 2.16m)

UPVC double glazed window to rear aspect. Wall mounted radiator.

BATHROOM

UPVC double glazed window to side aspect. Tiled flooring throughout. Chrome towel rail. Suite including panelled spa bath, tiled shower cubicle, vanity wash hand basin and low level W.C. Fully tiled walls.

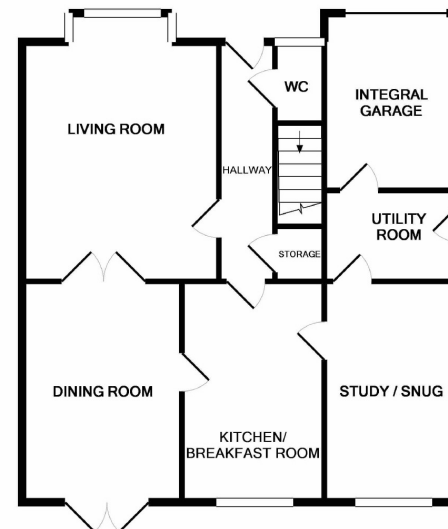
TENURE

Freehold

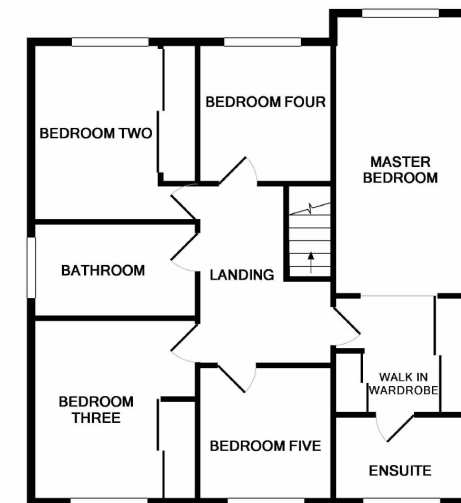
DATE OF PARTICULARS 10/5/17

DRAFT PARTICULARS TO BE VERIFIED BY VENDOR,

DIRECTIONS



GROUND FLOOR



1ST FLOOR

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.
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- **DOUBLE GLAZING.**
- **OFF ROAD PARKING.**

From The Property Centre office head southeast on Bath St toward A46. Turn left onto Bath Parade. Turn left onto College Rd. Continue straight onto Hewlett Rd. At the roundabout, take the 2nd exit onto All Saints' Rd. At the roundabout, take the 1st exit onto Pittville Circus Rd. At the roundabout, take the 2nd exit and stay on Pittville Circus Rd. At the roundabout, take the 4th exit onto Prestbury Rd/B4632. Continue to follow B4632. Go through 1 roundabout. At the roundabout, take the 1st exit onto Deep St/B4632. Continue to follow B4632. At the roundabout, take the 1st

