

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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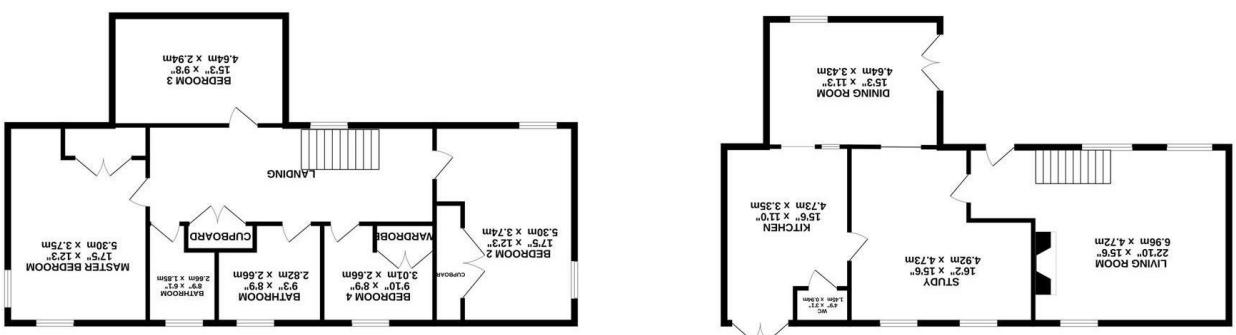
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Rothwell
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TOTAL FLOOR AREA : 1869 sq ft. (173.6 sq m), approx.



Nene View 1-3 Whittlesea Terrace, Woodford, NN14 4JA
£625,000



Offered to the market is this stunning four bedroom detached home, perfectly positioned in the village of Woodford. Woodford offers a range of amenities, including a primary school, a local shop, a post office, a local pub and is on the doorstep to a number of countryside walks. The accommodation comprises of a living room, a study, a kitchen/breakfast room, a dining room, a downstairs W/C, four double bedrooms, two bathrooms, and a large utility cupboard. Externally, you will find a private courtyard area to the rear of the property, which is laid with artificial grass and a slatted border, perfect for outdoor furniture and dining. To the front of the property, you will find a private garden that is laid with artificial grass, a slatted patio area, and an outdoor insulated summer house that is currently functioning as an office with light and power.

Upon entry to the property, you are welcomed into the living room from the privately gated front garden. The living room benefits from a feature stone built fireplace that houses a working log burner, plus open plan stairs that lead to the first floor. The study provides a quiet seating area and allows access through to the kitchen. The kitchen comprises of eye and base level units, a range cooker, an integrated dishwasher, microwave and fridge/freezer, and a breakfast island with stools. From the kitchen, you can also access the back courtyard through double doors and the downstairs W/C. The dining room can be accessed through openings from the kitchen and the study and has ample space for a dining table and chairs plus French doors to the front garden providing lots of natural light. On the first floor, you will find four double bedrooms, all with built in wardrobes, two bathrooms, and the utility cupboard. The bathrooms comprise a bath, shower, hand wash basin, and toilet, with the utility cupboard housing further appliances.

COUNCIL TAX BAND - E
EPC - C



Living Room
22'10" x 15'5" (6.96m x 4.72m)

Study
16'1" x 15'6" (4.92m x 4.73m)

Kitchen
15'6" x 10'11" (4.73m x 3.35m)

Dining Room
15'2" x 11'3" (4.64m x 3.43m)

WC
4'9" x 3'1" (1.45m x 0.94m)

Master Bedroom
17'4" x 12'3" (5.30m x 3.75m)

Bedroom 2
17'4" x 12'3" (5.30m x 3.74m)

Bedroom 3
15'2" x 9'7" (4.64m x 2.94m)

Bedroom 4
9'10" x 8'8" (3.01m x 2.66m)

Bathroom
9'3" x 8'8" (2.82m x 2.66m)

Bathroom 2
8'8" x 6'0" (2.66m x 1.85m)

