



Woodfield Drive, Greetland, HX4 8NZ
£475,000

E&H Edkins Holmes
ESTATE AGENTS

Spacious Four Double Bedroom Detached Home – Woodfield Drive, Greetland

Situated in the ever-popular area of Greetland, this well-maintained four double bedroom detached home offers generous and versatile living space, with scope for modernisation to suit your personal style. The ground floor boasts a spacious through lounge, a separate dining room for more formal occasions, and a bright conservatory overlooking the rear garden with stunning rural views. The breakfast kitchen provides a practical and sociable cooking space, complemented by a useful utility room and a downstairs cloakroom. An integral garage offers additional convenience and storage. Upstairs, you'll find four well-proportioned double bedrooms, including a principal bedroom with en-suite, and a family bathroom serving the remaining rooms. Externally, the beautifully landscaped rear garden is a true highlight—private, well-kept, and enjoying far-reaching countryside views, ideal for outdoor entertaining or quiet relaxation. Located on a quiet, well-regarded cul-de-sac, this impressive property is within easy reach of local schools, amenities, and commuter links via the M62. A wonderful opportunity to secure a spacious family home in a prime Greetland location, with fantastic potential.



Entrance Hall

Understairs cupboard. Radiator. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Radiator. UPVC double glazed window to rear elevation.

Lounge 24'1" x 12'10" (7.343 x 3.925)

Gas fire. Radiator. Double glazed French doors leading to conservatory. Wooden double glazed window to front elevation.

Dining Room 10'2" x 10'5" (3.123 x 3.177)

Radiator. Wooden double glazed window to front elevation.

Breakfast Kitchen 12'7" x 10'4" (3.845 x 3.171)

Fitted kitchen with a range of wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Cooker hood. Radiator. UPVC double glazed window to rear elevation.

Utility Room 5'11" x 11'7" (1.809 x 3.535)

Work surfaces. Plumbing for washing machine. Door to rear elevation. UPVC double glazed window to rear elevation.

Conservatory 11'5" x 9'9" (3.496 x 2.979)

UPVC constructed conservatory. Radiator.

Landing

Stairs leading from entrance hall. Loft access via pull down ladder (boarded). Cupboard.

Bedroom One 13'9" x 13'0" (4.211 x 3.969)

Fitted wardrobes. Radiator. Wooden double glazed window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Shaver point. Radiator. Wooden double glazed window to front elevation.

Bedroom Two 12'5" x 10'4" (3.805 x 3.174)

Radiator. Wooden double glazed window to front elevation.

Bedroom Three 10'7" x 10'5" (3.241 x 3.183)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 9'3" x 9'6" (2.827 x 2.919)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Partially tiled. Shaver point. Radiator. UPVC double glazed window to rear elevation.

Garage 21'3" x 11'8" (6.495 x 3.569)

Electric roller doors. Power. Light. Boiler (with service history). Loft access via pull down ladder. Wooden double glazed window to side.

Parking

Driveway parking for two cars.

Front Garden

Open lawn garden.

Rear Garden

Mature enclosed landscaped garden with patio seating areas. Stone built shed. Greenhouse. Outside tap.

Council Tax Band

F

Location

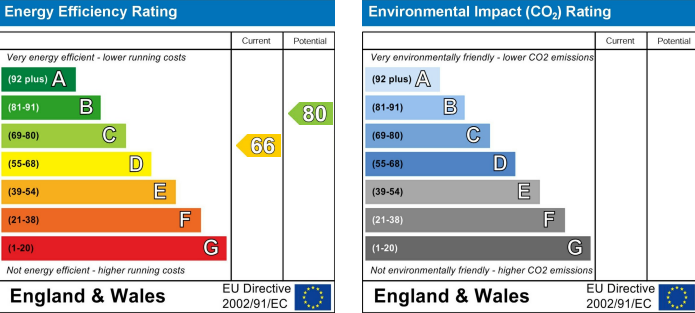
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
tender.lodge.spice

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the

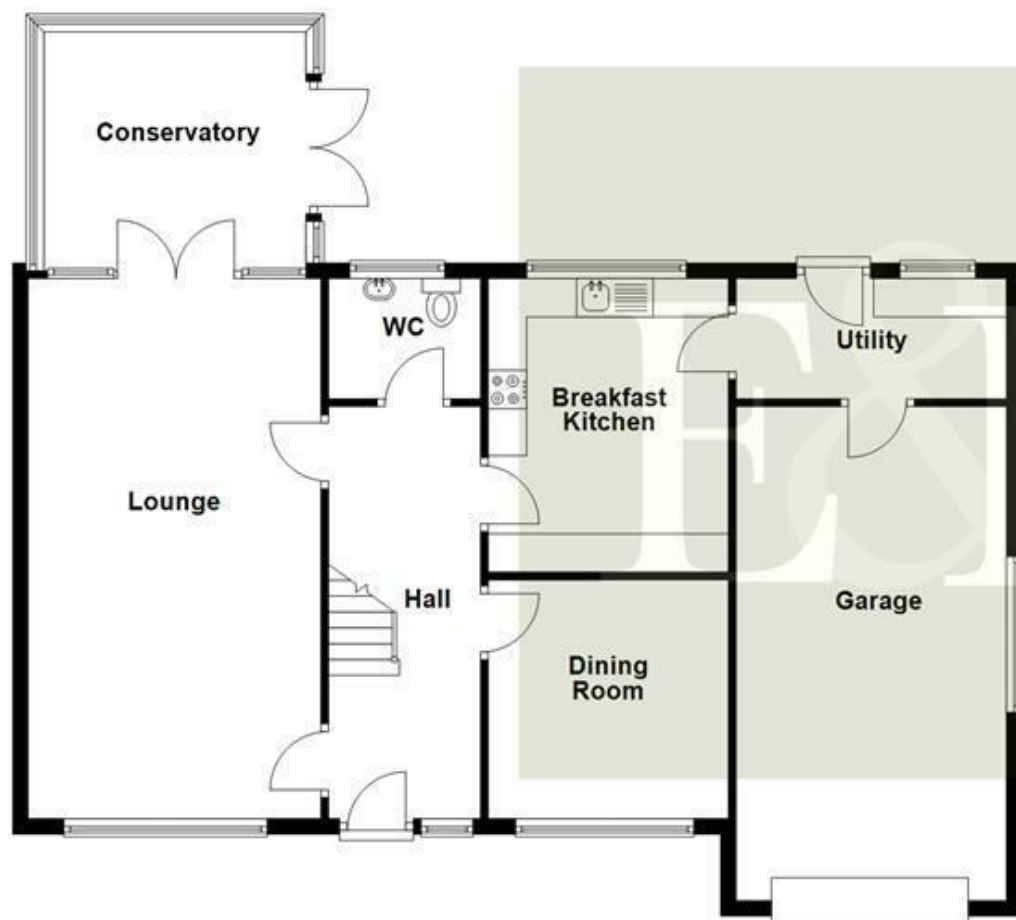
property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







Ground Floor



First Floor



All measurements are approximate and for display purposes only
Plan produced using PlanUp.