



22 Woodpecker Way
Witney, Oxfordshire OX28 6NN

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Situated within walking distance of Witney town centre, is this attractive bay fronted 3 storey 4 bedroom detached family size home with spacious and light rooms throughout. The property is well positioned on this popular development which is only 2 years old and overlooks the attractive leafy enclosed garden square. The accommodation comprises an entrance hall, cloakroom, a living room with double aspect including a bay window to the front, a kitchen/dining room with a square bay incorporating French doors to the rear garden, and a utility room. On the first floor there is the main bedroom with an ensuite and fitted wardrobes, bedroom 2 also with fitted wardrobes, plus the main bathroom. On the second floor there are 2 further bedrooms, one with fitted wardrobes, and a separate shower room. In addition there is a garage with parking in front, and a private rear garden.

All mains services are connected.

Info from Ofcom:

Mobile Phone Coverage:

Coverage Outdoors: Vodafone EE and O2 are likely to have Outdoor data and voice.

Coverage indoors: Vodafone likely both data and voice; O2 is likely for voice, limited data.

Broadband: Ultrafast is available.

Directions

From our office in Market Square and proceed along Corn Street, taking the third turning onto Tower Hill. Proceed up the hill to the roundabout, turning right onto Burford Road. Take the first turning on the left into Skylark Way. Follow this road along, turning left into Heron Drive and right into Squirrel Gardens. Turn right again and the property is found after a short distance on the right hand side.

Draft details - may be subject to alterations. 24D25





GROUND FLOOR

Entrance Hall
Cloakroom
Double Aspect Living Room
Kitchen/Dining Room
Utility Room

FIRST FLOOR

Main Bedroom
Ensuite
Bedroom 2
Family Bathroom

SECOND FLOOR

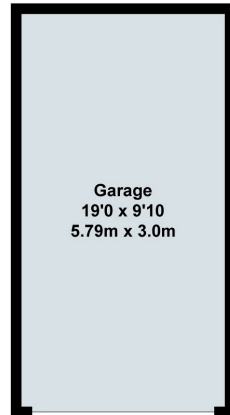
2 Further Bedrooms
Shower Room
Double Glazing
Gas Central Heating

OUTSIDE

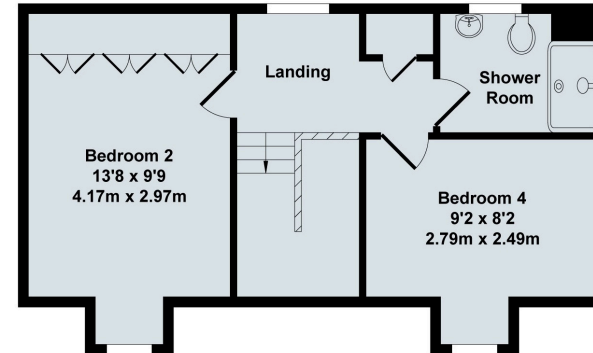
Garage
Parking
Private Rear Garden

Price £550,000 Freehold
WODC Tax Band E / EPC Rating: 85/B

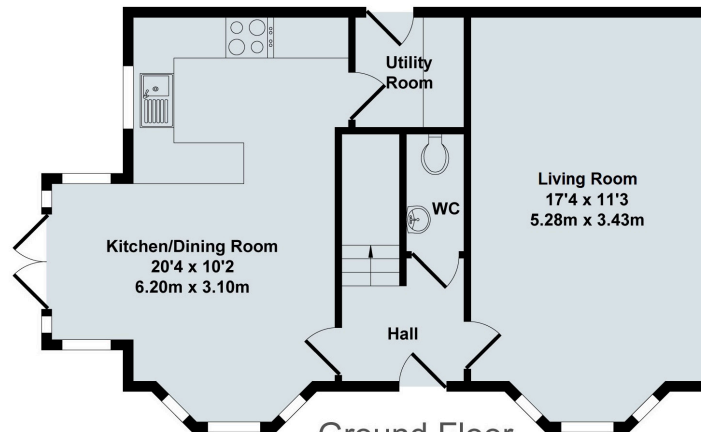




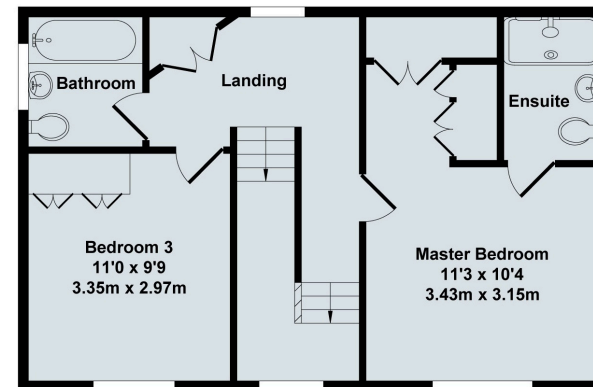
Garage



Second Floor



Ground Floor



First Floor

22 Woodpecker Way, Witney

Total Approx. Floor Area 1600 Sq.Ft. (148.60 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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