



26 St. Leonards Way, Woore, Shropshire, CW3 9ST

Offers in Excess of £280,000

Located in the sought after village of Woore, this fantastic family home offers spacious accommodation, a lovely private garden and situated on a quiet and peaceful residential development. The accommodation comprises, to the downstairs, welcoming entrance hall, WC, versatile study/bedroom four, generous sitting room, spacious dining room with French doors to the garden and a well appointed kitchen. To the upstairs is the superb master bedroom, a further two excellent sized bedrooms and the large family bathroom with slipper bather and separate shower. The property is approached via a tarmacadam driveway providing off road parking for several vehicles. The front garden is laid to lawn with hedging to the front and side. There is access to the garage where there is an electric car charging point. There is an enclosed and private rear garden mostly laid to lawn with patio seating area and borders stocked with a selection of mature shrubs and plants.



Location

Situated in the village of Woore the property is within walking distance of the village amenities including a choice of public houses, traditional baker, post office and well regarded primary school. Within easy reach are the towns of Newcastle, Stoke-on-Trent, Eccleshall, Stone, Nantwich, Market Drayton and Whitchurch which offer more extensive facilities including independent and high street shopping, leisure facilities, restaurants and bars. Woore is ideally placed for the commuter with the M6 motorway network only 10 minutes away providing excellent road links for commuters to the north and the south. There are also excellent rail links from Crewe station providing fast access into London and major cities. The nearest airports are in Birmingham, Manchester and East Midlands.

ACCOMMODATION

Ground Floor

Entrance Hall

A door with frosted double glazed windows with stained glass detail opens into the spacious and welcoming entrance hall which then gives access to the sitting room, bedroom four/study and WC. Stairs rise to the first floor with an under stairs storage cupboard. With coving, ceiling light, radiator, telephone point, sockets and Karndean flooring.

Sitting Room 16' 4" x 11' 10" (4.98m x 3.61m)

A generous sized reception room which is light and bright. Having a double glazed curved bay window to the front elevation and an archway leads through to the dining room. There is coving, ceiling light with rose, two wall lights, radiator, television point, sockets and carpet. Having a fireplace with an open fire with marble hearth and surround and wooden mantle over,

Dining Room 11' 10" x 10' 4" (3.60m x 3.14m)

A spacious dining room with double glazed French doors opening out onto the patio. With coving, ceiling light with rose, radiator, sockets and carpet.

Kitchen 15' 3" x 11' 4" (4.65m x 3.45m)

A well appointed kitchen with a range of matching wall, base and drawer units with granite worktop over incorporating a Belfast sink. There is space for a range cooker with extractor hood over. With integrated microwave, wine cooler, fridge, freezer, dishwasher and washing machine. There is a double glazed window to the rear elevation having garden views, door with double glazed panels to the side and opening to the exterior, built-in storage cupboard, spotlights to the ceiling, tiled splashbacks, sockets, radiator and tiled flooring.

Bedroom Four / Study 15' 1" x 7' 11" (4.61m x 2.42m)

A versatile room with curved bay window to the front elevation. This could be a downstairs bedroom or an excellent sized home office. With ceiling light, radiator, telephone point, sockets and carpet.

WC 5' 0" x 3' 5" (1.53m x 1.04m)

A white suite comprising corner wash hand basin and WC. With frosted double glazed window to the side elevation, ceiling light, radiator, fully tiled walls and Karndean flooring.

First Floor

First Floor Landing

Provides access to the bedrooms and the bathroom. With double glazed window to the side elevation, loft access hatch, ceiling light, sockets and carpet. There is an airing cupboard housing the hot water tank.

Master Bedroom 15' 3" x 14' 4" (max into bay) (4.66m x 4.37m (max into bay))

A generous sized double bedroom having a boxed bay double glazed window to the front elevation, coving, ceiling light, radiator, television point, sockets and carpet.



Bedroom Two 13' 8" x 12' 0" (4.16m x 3.65m)

A further excellent sized double bedroom with double glazed window to the front elevation. With coving, ceiling light, radiator, sockets and carpet.

Bedroom Three 13' 1" x 8' 10" (4.00m x 2.68m)

An excellent sized double bedroom with a double glazed window to the rear elevation with garden views. With coving, ceiling light, radiator, sockets and carpet.

Bathroom 18' 5" x 7' 8" (5.62m x 2.33m)

A spacious bathroom having a white suite comprising a large slipper bath with hand held shower attachment, separate shower cubicle with rainfall showerhead and separate hand held shower attachment; pedestal wash hand basin and WC. With two frosted double glazed windows to the rear elevation, coving, spotlights, three radiators and Karndean flooring.

Exterior

The property is approached via a tarmac driveway providing off road parking for several vehicles. The front garden is laid to lawn with hedging to the front and side. There is access to the garage where there is an electric car charging point. There is an enclosed and private rear garden mostly laid to lawn with patio seating area and borders stocked with a selection of mature shrubs and plants.

Garage

With up and over door, pedestrian door at the rear and a window, lighting and power. The boiler is housed in here.

Tenure

Freehold.

Directions

From our Nantwich office head north-west on Pillory Street which turns right and becomes Hospital Street. At the roundabout, take the first exit onto Hospital Street/A534. At the roundabout, take the second exit onto London Road/B5074 then turn right onto Elwood Way/A51. Turn left onto London Road/A51 and continue to follow A51. Turn left onto Newcastle Road/A525 then turn left onto St Leonard's Way where the property can be found as



indicated by our for sale board.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01270 445678.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we ensure accuracy, those details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Independent Mortgage Advice

Tailored to meet your individual circumstances and situation. You will receive support throughout the process through to completion. Please contact us to arrange a free no-obligation consultation to review your financial affairs.

RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

