



Henbury Drive, Woodley

Leasehold

Extended Semi Detached • Renovated Kitchen With In The Last Two Years • 3 Reception Rooms • Conservatory • 4 Bedrooms • Principle Bedroom With Ensuite • Loft Room • South Facing Rear Garden • Desirable Area Close To Local Amenities • Scenic walks around the Peak Forest Canal





As soon as you step inside this lovely semi-detached house, you'll be greeted by a warm and inviting atmosphere that is sure to make you feel right at home.

Upon entering the property, you are greeted by the well-designed layout providing ample space for a growing family and visiting guests.

The property boasts three reception rooms offering versatility in how the space can be utilised.

The lounge to your right is perfect for simply relaxing in front of the fire after a long day.

A second reception room also overlooking the front of the property is currently being used as a home office.

The conservatory opens up onto the rear garden perfect for enjoying a morning coffee or simply curling up with a good book and enjoying the views of the garden.

The kitchen has been lovingly renovated within the last two years, making it a chef's paradise with modern amenities and plenty of storage space for all your culinary gadgets.

The modern finishes and appliances, create a stylish and functional space whether your preparing meals and enjoying time with family or entertaining guests.

The family dining room offers that extra space for quality family time whether that's a home cooked Sunday roast or a battle of the board games.

Head upstairs to find a large principal bedroom benefiting from a large ensuite bathroom and shower for added privacy and luxury.

A second double bedroom and two further single bedrooms, ensure that there's plenty of room for the whole family to spread out and relax.

And if that's not enough, there's even a loft room that can be transformed into a cosy hideaway, a convenient home office or a teenagers gaming room - the choice is yours! With plenty of storage space still available to the left of the loft room, this really is a gem of an area.

A family bathroom completes the second floor; the white three-piece suite is completed by a shower over the bath and is fully tiled.

Outside

To the front is a private driveway for two cars. The South facing landscaped rear garden has mature shrubs and a lawn for the children to play on, a raised decking seating area with wooden pergola and a patio area to enjoy your morning coffee. The property also has space for storing your bins and numerous sheds.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

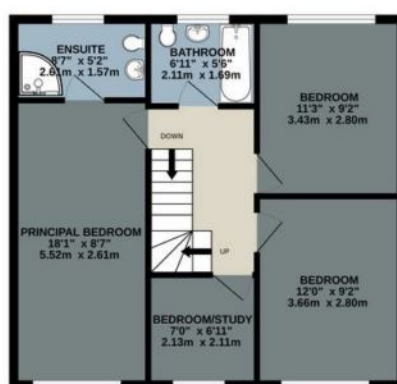
EPC Environmental Impact Rating: C



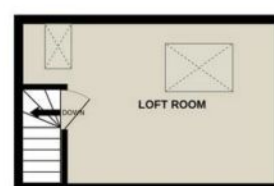
GROUND FLOOR
732 sq ft. (68.0 sq.m.) approx.



FIRST FLOOR
574 sq ft. (53.3 sq.m.) approx.



LOFT ROOM
178 sq ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA: 1484 sq ft. (137.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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