



# Woodleigh

Hall Lane, Mobberley

A most handsome detached family home occupying a wonderful plot with a beautiful southerly facing garden, in a sought after Mobberley sector. Positioned on Hall Lane, nestled amongst a selection of detached properties all varying in style, this prime example enjoys one of the larger plots.

Entry is gained into the beautiful bay fronted reception hall with a cloak cupboard and downstairs WC. There are two further reception rooms, a large 'L-shaped' lounge, with feature fireplace and patio doors into the rear garden, and a generous dining room. The extended dining kitchen is a superb entertaining space, offering an attractive fitted kitchen, integrated appliances, a plethora of space for storage and free standing furniture. Off the kitchen is a utility room and completing the ground floor is the garage.

The first floor is presently configured into three bedrooms, two of which are very generous and enjoy the added benefits of ensuite shower rooms. The principal bedroom even boasts a large dressing room, which could be reconfigured into the fourth bedroom. The first floor is completed by a stylishly finished family bathroom including a roll top bath.

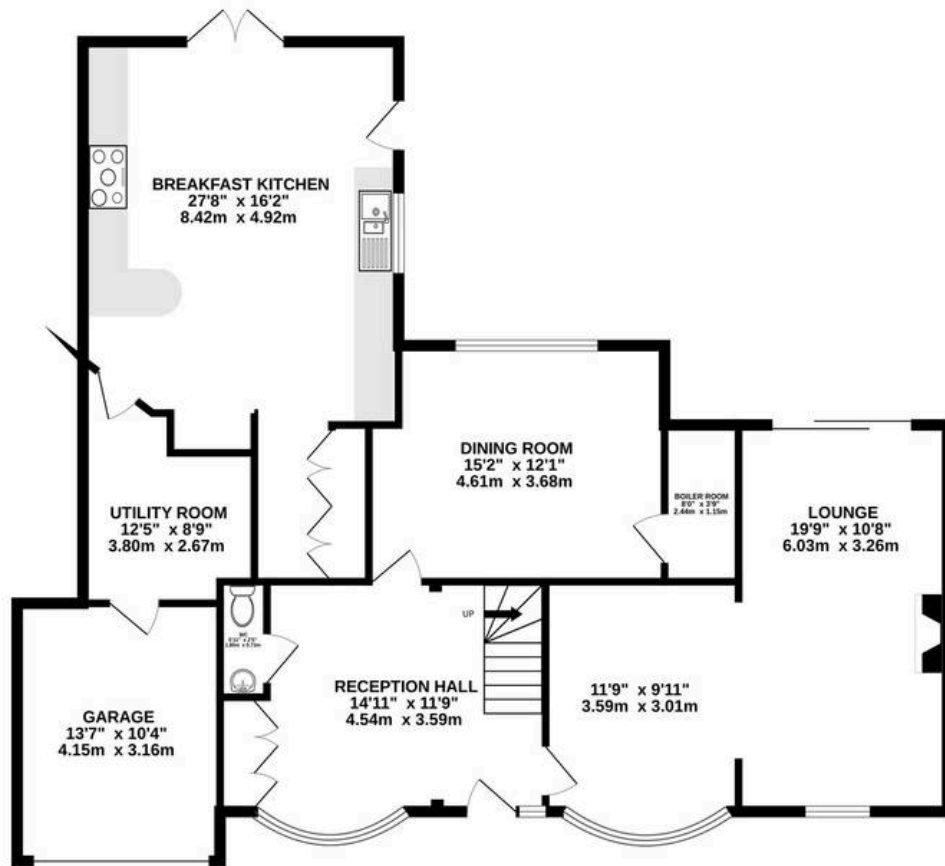
The handsome façade is complimented by an attractive block paved driveway which is suitable for upto five vehicles. The driveway is bordered by mature flower beds housing a variety of plants and shrubs. The stunning rear gardens are truly magnificent, thanks to the vast size, high degree of privacy and southerly aspect, ideal for all day sunshine. A sweeping patio and a deck provide entertaining areas which look down the garden and over the open rear aspect. The remainder of the garden is laid to grassed lawn, ideal for a growing family and future extension, subject to planning permission (STPP).

- Four bedroom detached presently configured as three plus a large dressing room
- Three bathrooms including a recently updated

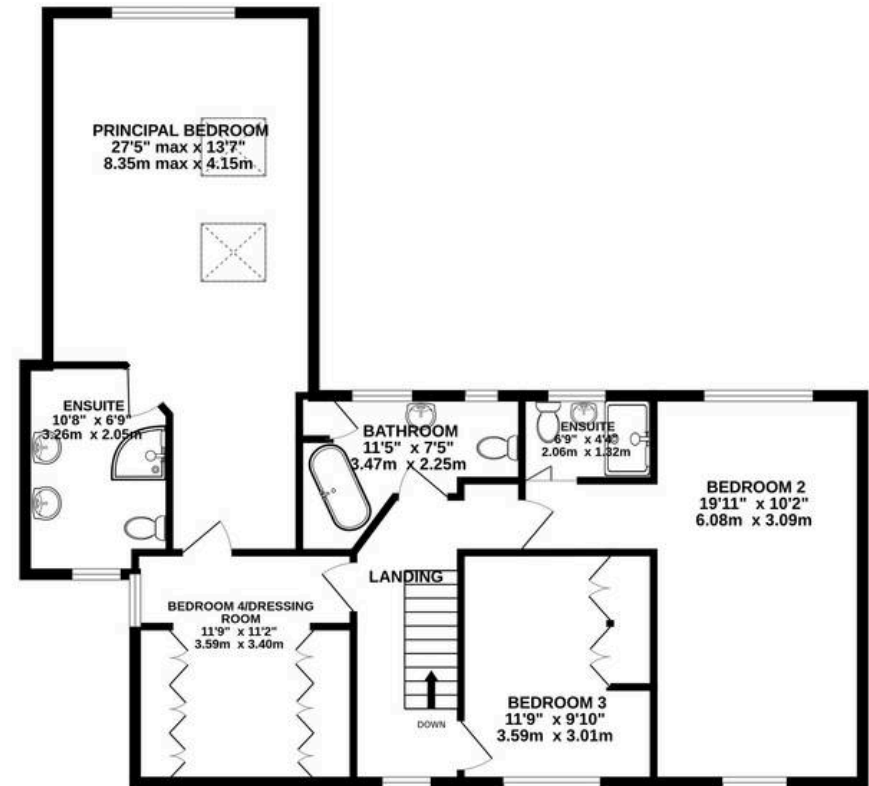




GROUND FLOOR  
1320 sq.ft. (122.6 sq.m.) approx.



1ST FLOOR  
1057 sq.ft. (98.2 sq.m.) approx.



TOTAL FLOOR AREA : 2376 sq.ft. (220.8 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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