



Woollard Way

Ingatstone, CM4 0QN

*** GUIDE PRICE £525,000 TO £550,000 *** Situated within the heart of much sought-after, Blackmore Village, we are delighted to bring to market this four bedroom semi detached home located in a cul-de-sac, the accommodation comprises of entrance hall, ground floor WC, kitchen/breakfast room, lounge with feature fireplace, to the first floor we have four bedrooms and shower room. Externally there is a driveway and garage and a south facing rear garden.

Guide Price £525,000 - Freehold - Council Tax: E

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Entrance Hall

Double glazed front entrance door, stairs to first floor, laminate flooring, under stairs cupboard, cupboard, radiator.

Ground Floor WC

Frosted double glazed window to front, low level WC, wash hand basin, radiator. tiled flooring.

Lounge/Diner

20'9 x 10'8 (6.32m x 3.25m)

Double glazed window to rear, double glazed door to garden, multi fuel burner fireplace, two radiator's, laminate flooring.

Kitchen/Breakfast Room

17'10 x 7'8 (5.44m x 2.34m)

Double glazed window and door to side and window to the rear, kitchen is fitted with a range of wall and base units, stainless steel single drainer sink, integrated appliances include oven, hob extractor. dishwasher, washing machine. laminate flooring, radiator.

Landing

Loft hatch, storage cupboard.

Bedroom One

13'5 x 10'4 (4.09m x 3.15m)

Double glazed window to rear, fitted wardrobes, radiator, laminate flooring.

Bedroom Two

12'9 x 8'4 (3.89m x 2.54m)

Double glazed window to rear, fitted wardrobes, built in cupboards, radiator, carpet.

Bedroom Three

12'3 x 7'10 (3.73m x 2.39m)

Double glazed window to front, fitted wardrobes, built in cupboards, radiator, carpet.

Bedroom Four

9'2 x 8'4 (2.79m x 2.54m)

Double glazed window to front, fitted wardrobes, built in cupboards, radiator, laminate flooring.

Shower Room

Frosted double glazed window to side, walk in shower, wash hand basin, low level WC, heated towel rail.

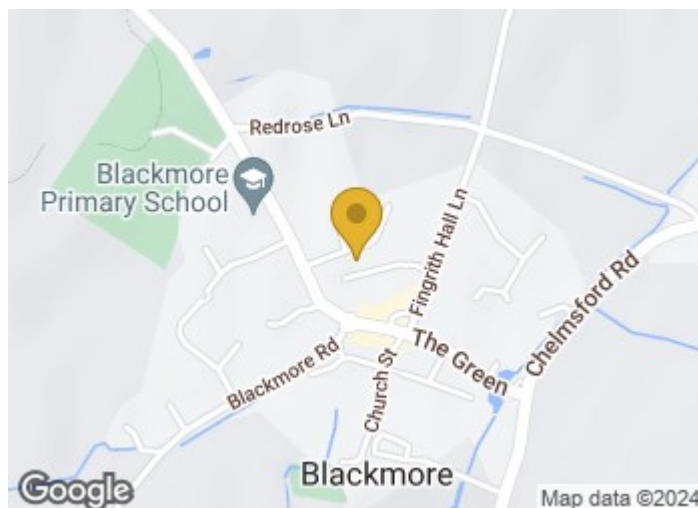
Garage/Driveway

Integral garage with driveway to front, street parking also available.

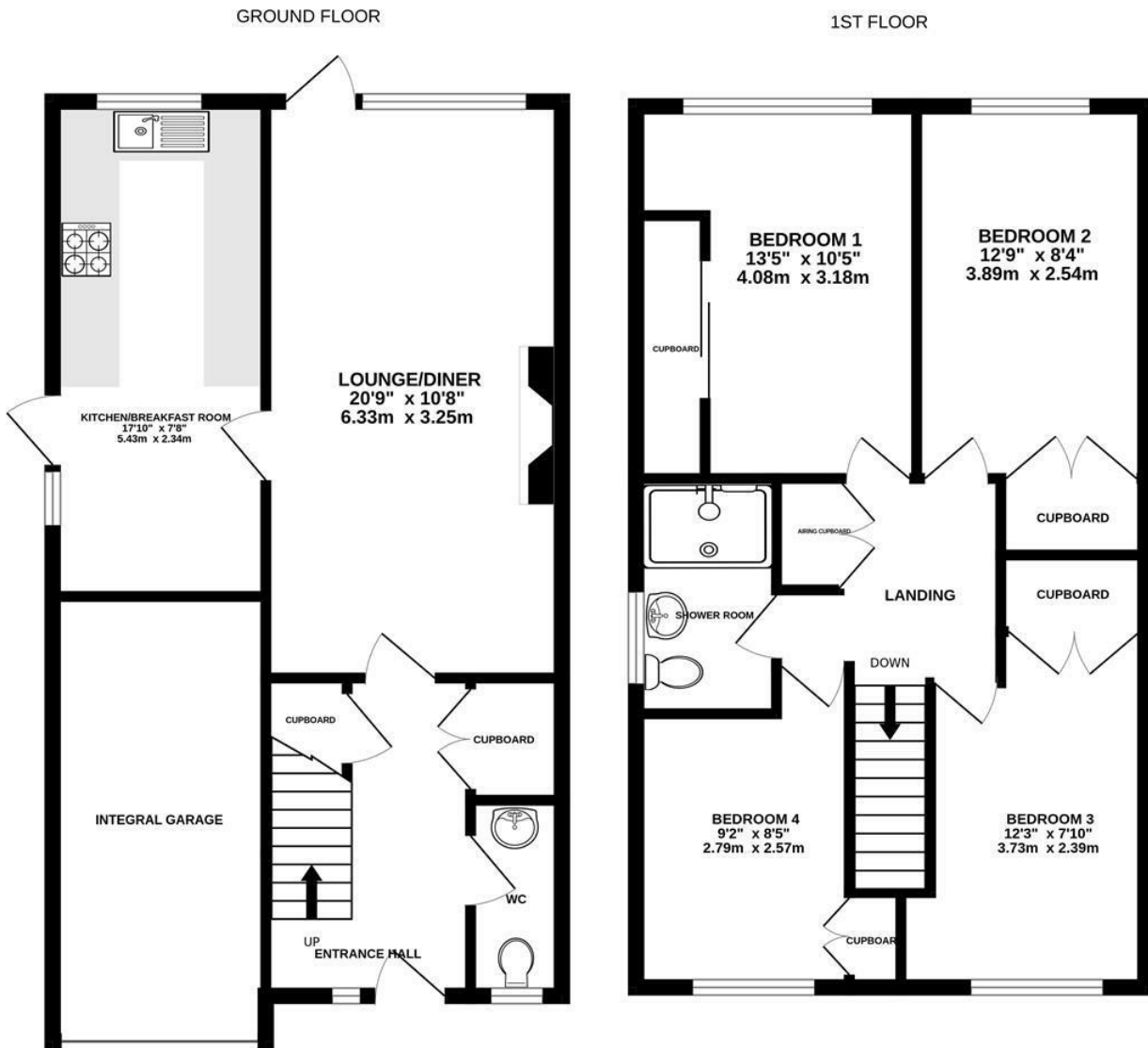
Garden

32' (9.75m)

Southerly facing garden, patio to lawn, gated side access to front garden, shed.







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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Material Information:
Council Tax Band: E
Tenure: Freehold

