



Woodgate Drive, Birstall, LE4

 4  2  2



£399,950



## Key Features

- Four Bedrooms (Master With En-suite)
- Significantly Extended Family Home
- Conservatory Extension to Rear
- Driveway & Larger Than Average Garage
- Popular Residential Location
- Privately Owned Solar Panels
- EPC rating TBC
- Freehold







DREAM FAMILY HOME! - Boasting an extension to the rear and located in a popular residential area for growing families, fall in love with this traditional bay fronted four bedroom semi detached home that must be viewed in person to be fully appreciated. Benefiting from having gas central heating, double glazing, solid oak doors throughout and privately owned solar panels reducing electricity bills, the layout includes an entrance hallway, lounge, formal dining room, conservatory and kitchen. Upstairs you will find four bedrooms and bathroom, the master bedroom benefiting from having an en-suite and built in wardrobes. The plot offers parking to the front with access to a single garage, with a landscaped garden to the rear. An early viewing is therefore strongly recommended to avoid disappointment.

### Ground Floor

Upon entering the property, you are welcomed into a welcoming entrance hallway with a staircase rising to the first floor. The main reception room is bathed in natural light from a walk-in half bay window to the front elevation and features a striking panelled soundproof wall and contemporary solid wood bamboo flooring. This space flows seamlessly into the formal dining room, which in turn provides access to the conservatory extension, an ideal additional living area with French doors opening out to the garden. The kitchen is well-appointed with a range of fitted units, including an integrated dishwasher, fridge, double electric oven, microwave, and a four-ring gas hob. 'Corian' worktops incorporate a one-and-a-half bowl sink with mixer tap, complemented by inset ceiling lights. A double-glazed door provides side access to the garage and utility area, which houses plumbing for a washing machine and dryer, along with a convenient cloakroom featuring tiled walls, a wash hand basin, and WC.

### First Floor

Upstairs, the property offers four well-proportioned

bedrooms, with the master bedroom benefiting from built-in wardrobes and its own en-suite shower room. Completing the first floor is the family bathroom, featuring a three-piece suite comprising a bath with shower over and glass screen, a vanity unit with integrated wash hand basin and WC, a radiator and towel rail, and complementary part-tiled walls. Additional features include access to the loft space, which is fitted with a ladder, lighting, and boarding for convenient storage.

### Outside

The plot offers a block paved driveway to the front providing off road parking with access to the integral garage measuring 9.13m x 2.68m with light, power and an electric door. Sitting to the rear of the garage, and having two double glazed windows giving a dual aspect.

One of the standout features of this property is the beautifully landscaped, tiered gardens. These include a charming patio area with steps leading down to an ornamental pond, a further decked area beneath a pergola, and a lower lawned section with gravel insets, mature shrubs, and secure fencing enclosing the space. There is also the added benefit of useful storage space beneath the study.

### Location

The highly sought-after suburb of Birstall is ideally located just north of Leicester, along the A6 Leicester to Loughborough Road. Renowned for its convenience, Birstall offers easy access to Leicester city centre and its excellent range of amenities, as well as the nearby market towns of Loughborough and Melton Mowbray. The area is also well connected to key transport links, including the A46 Western Bypass, which provides swift access to Junction 21 of the M1/M69 motorway network, the East Midlands Airport at Castle Donington, and surrounding destinations. Residents can also enjoy proximity to Charnwood Forest with its scenic countryside walks and golf courses, along with nearby shopping and leisure hubs such as Fosse Park and Meridian.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that







when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

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### Agents Note

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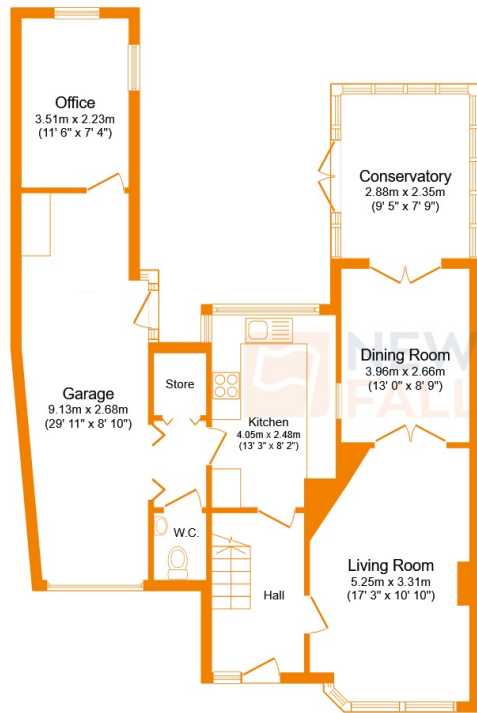
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Ground Floor



First Floor

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