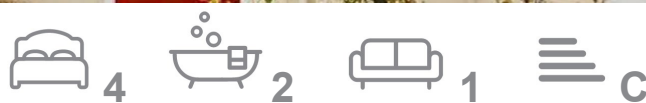




33 Woodpecker Drive

Packmoor, ST7 4GJ



Offers in the region of £230,000

Here at Carters we are delighted to welcome to the market this beautiful, three bedroom townhouse, which offers flexible living over three storeys, a private parking space and a garage.

Perfect for first time buyers and young families alike, this lovely family home has been truly loved and maintained to the highest of standards over the years and is ready for you to move into and enjoy right from day one! It is situated within a quiet cul-de-sac, tucked away amongst a handful of houses, benefitting from being within close proximity of the fantastic local amenities this lovely town has to offer, including: excellent schools, a variety of shops, pubs and good commuting links.

Entering the property on the ground floor you will find an entrance hall with access to the WC as well as the added benefit of a reception room which is currently utilised as a formal dining room, however, it can be used for a multitude of uses such as a study or games room. Following on, there is a modern kitchen which benefits from integrated appliances, with plenty of space for a dining room table and a door which leads out into the rear garden. Head up the stairs to the first floor, there is a larger than average living room which overlooks the rear, as well as the first of the three bedrooms, which is a good size and boasts built-wardrobes. On the second floor there is more space to enjoy, with a family bathroom and two more bedrooms, both of which are doubles, both of which also benefitting from built-in wardrobes as well as the main enjoying a modern ensuite.

The exterior is a tranquil and private space which has benefitted from the current owners investment. The rear garden has been landscaped enjoying a paved patio area for you to sit out and relax with the family, whilst the front offers off-road parking and access into the garage.

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Entrance Hall

Wooden entrance door to the front elevation.
Coving. Radiator. Wood effect Karndean flooring. Under stairs storage cupboard. Stairs to the first floor leading off. Access to WC.

Dining Room/Bedroom 4

10'9 x 8'11 (3.28m x 2.72m)
UPVC double glazed window to the front elevation.
Coving. Radiator.

WC

A modern two piece suite which comprises of a recessed WC and a slimline vanity hand wash basin unit. Partially tiled walls. Radiator. Wood effect Karndean flooring. Extractor fan.

Kitchen/Diner

15 x 11'1 (4.57m x 3.38m)
A wooden entrance door with a double glazed window and a UPVC double glazed window to the rear elevation.
A modern range of high gloss wall, drawer and base units which incorporate granite effect work surfaces with an inset resin sink, with a mixer tap and drainer. A freestanding cooker with a double oven, a five ring gas hob and an oversized extractor hood. Integrated appliances including a dishwasher, washing machine and fridge/freezer. Tiled splashbacks. Recessed ceiling downlighters. Radiator. Storage cupboard. Slate effect Karndean flooring.

First Floor Landing

UPVC double glazed window to the front elevation.
Radiator. Stairs to the second floor leading off.

Living Room

15 x 13'3 (4.57m x 4.04m)
Two UPVC double glazed windows to the rear elevation.
Feature electric fireplace with burning coal effect, a stone effect surround, hearth and mantle. Coving. Three radiators.

Bedroom Three

10'3 x 8'11 (3.12m x 2.72m)
UPVC double glazed window to the front elevation.
Built-in wardrobes. Coving. Radiator. Laminate flooring.

Second Floor Landing

Coving. Loft access.

Family Bathroom

A modern three piece suite which comprises of a panel bath with a handheld shower, a vanity hand wash basin unit and a recessed WC. Partially tiled walls. Radiator. Recessed ceiling downlighters. Stone effect Karndean flooring. Extractor fan.

Bedroom One

12'9 x 10'11 (3.89m x 3.33m)
Two UPVC double glazed windows to the rear elevation.
Built-in wardrobes. Coving. Two radiators. Access to WC.

Ensuite

A modern three piece suite which comprises of a corner shower enclosure, a vanity hand wash basin unit and a recessed WC. Shaver point. Fully tiled walls. Heated chrome ladder towel rail. Recessed ceiling downlighters. Stone effect Karndean flooring. Extractor fan.

Bedroom Two

12'9 x 9'1 (3.89m x 2.77m)
Two UPVC double glazed windows to the front elevation.
Built-in wardrobes. Coving. Radiator.

Exterior

To the front there is a designated a private parking space, as well as a single garage for parking and storage needs.
To the rear there is a low maintenance garden which is private and a good size. It is laid mainly with paving enjoying seasonal shrubbery and flowers to the border. Gate for rear access.

Garage

8'4 x 12'6 (2.54m x 3.81m)
Remote controlled electric door to the side elevation.
Power and lighting. Pitched roof for extra storage needs.

Additional Information

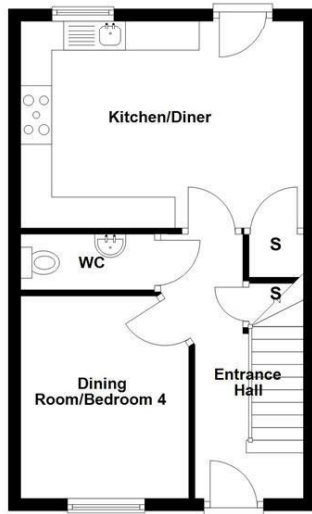
We are led to believe that the property is Freehold and Council Tax Band C.

Services

The main services of gas, electric, water and drainage are all connected to the mains.
Broadband is Fibre.
Please note: services and appliances have not been tested by the agent.

Tel: 01782 470391

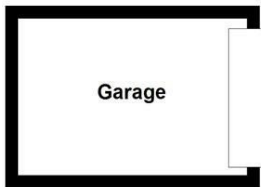
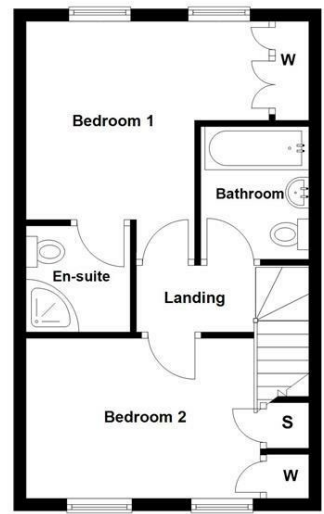
Ground Floor



First Floor



Second Floor



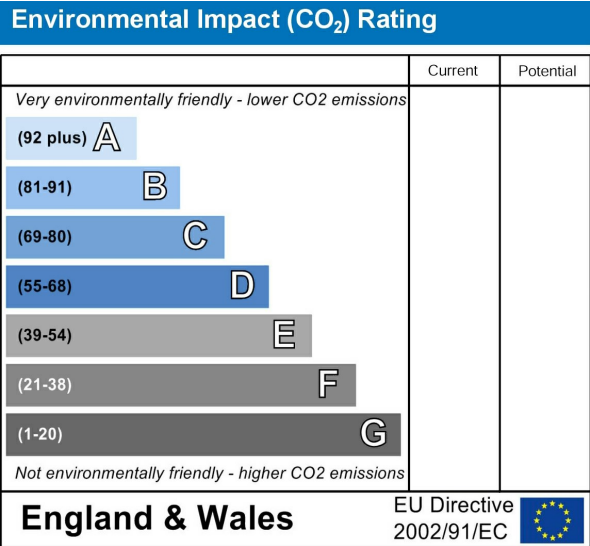
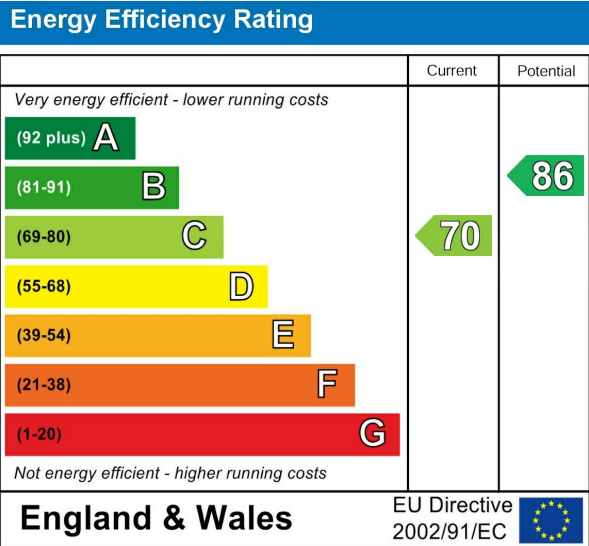
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.