



17 Woodsage Crescent, Emersons Green

Guide Price £550,000

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17 Woodsage Crescent, Emersons Green

This exceptional detached family home maintains a fresh, new feeling and is enviably positioned on a quiet no-through road with a picturesque green view over a grassy verge and hedgerow. Convenient public footpaths lead directly to local amenities, including the nearby David Lloyd Health Club, Emersons Way with its selection of restaurants, bars, and cafes, and the Emersons Green Shopping Outlet.

The accommodation features well-sized rooms throughout. On the ground floor, the tastefully decorated lounge, complete with harmonious wall paneling, flows into the inviting kitchen/diner at the back. The chic kitchen area boasts an integrated electric oven, gas hob with extractor hood above, and a breakfast bar for casual, relaxed socializing. Adjacent to the kitchen is a handy utility room housing the boiler and providing a work surface with space underneath for a washing machine and dryer. This room also offers access to an area at the side of the house—too small to be officially called a garden, but certainly more than just a pathway! Additionally, the utility room leads to a downstairs WC/cloakroom, uniquely adorned in pink with a whimsical floral ceiling. Upstairs, a central landing area opens to the bathroom, airing cupboard, and three double bedrooms, with the master featuring built-in wardrobes and a chic, updated ensuite shower room. A sizeable single bedroom, alongside the modern bathroom, is located at the rear of the house.

Outside, the same meticulous attention to detail is evident in both the garden's presentation and layout, as well as in the professional conversion of the attached garage into a substantial, pristine office. The charming front garden is partly laid to lawn and bordered by an attractive picket fence, with the remainder consisting of a block-paved driveway that accommodates off-road parking for three cars. The rear garden features a central lawn flanked by patios on either side, connected by a pathway. It's the perfect social garden, ready for those summer barbecues! Spaces on both sides of the property add to its charm, with one side accommodating a garden shed and the other offering similar possibilities.





Ground Floor

Entrance Hall

Stairs to first floor, radiator, door to

Lounge - 16' x 11'

Double glazed window to front aspect, radiator, TV point, decorative paneling to walls, open to

Kitchen / Dining Room - 18'5 x 10'4

Double glazed window to rear aspect, double glazed French Doors to rear garden, stylish fitted kitchen with a range of matching wall and base mounted units, work tops over, 1 1/2 bowl inset sink drainer, integrated electric oven, fitted gas hob with cooker hood over, space and plumbed for dishwasher, space for under counter fridge and separate under counter freezer, radiator, recessed ceiling spotlights, door to understairs storage cupboard, door to

Utility Room - 7' x 5'4

Gas boiler, worktops, space and plumbed for washing machine, space for separate dryer, wall mounted storage unit, radiator, door to side access to property, door to

WC / Cloakroom

Stylish ground floor WC, pretty in pink! with artistic floral ceiling, low level WC, corner hand wash basin, radiator.





First Floor

Landing

Doors to bedrooms, bathroom and airing cupboard, loft access.

Bedroom One - 14'4 into wardrobe x 13'5 max

Double glazed window to front aspect, built in cupboard, fitted wardrobes, radiator, door to

Ensuite

Funky contemporary refitted shower room with double glazed window to side aspect, triple shower cubicle with mains rainfall shower over, fashionable circular hand basin sat on vanity unit, low level WC, mirror fronted slimline vertical radiator.

Bedroom Two - 12'4 x 9'4

Double glazed window to front aspect, radiator.

Bedroom Three - 9'8 x 9'5

Double glazed window to rear aspect, radiator.

Bedroom Four - 9'7 x 7'3

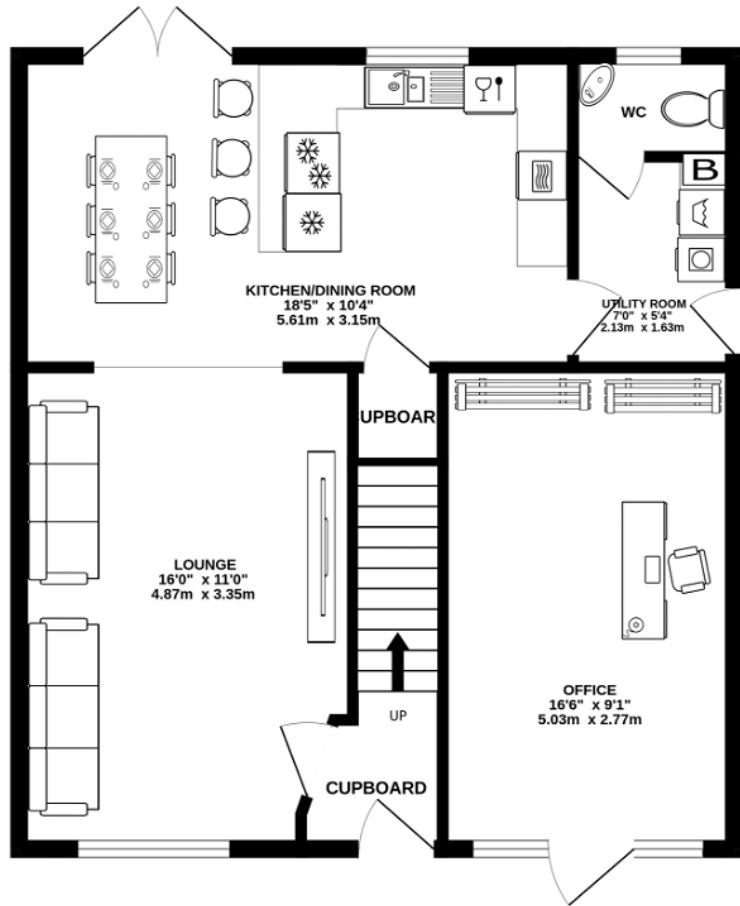
Double glazed window to rear aspect, radiator.

Bathroom

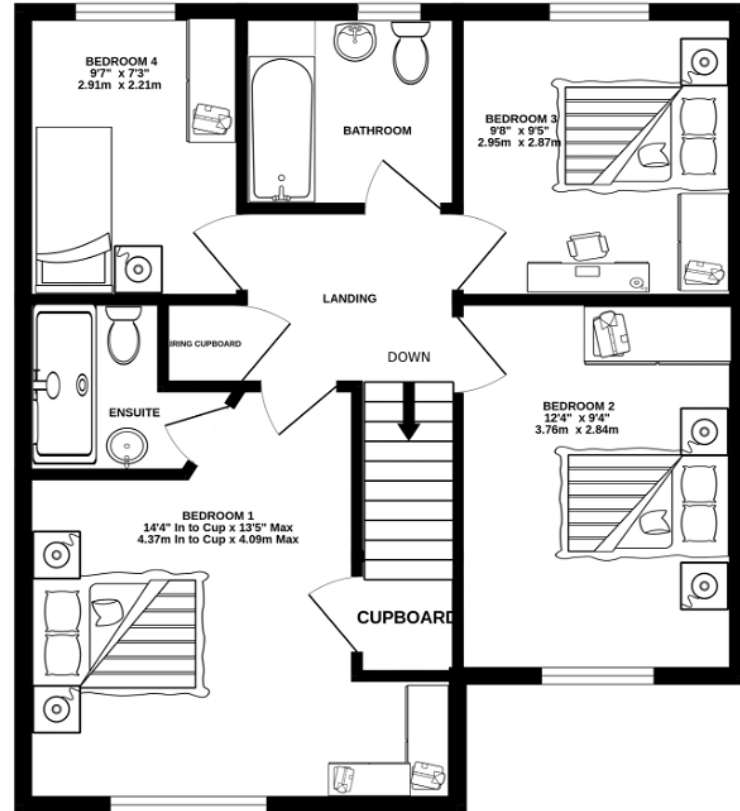
Double glazed window to rear aspect, fitted bath with mains shower over, low level WC, hand wash basin on pedestal, chrome heated towel rail, extractor fan, heated towel rail.



GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.3 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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