



1 Simon Close, Woodbeck, DN22
OJW



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£145,000



One Simon Close presents a fantastic opportunity to acquire a charming and well-appointed home. Step inside to discover a truly inviting lounge, a perfect space for relaxation, featuring a classic fireplace and benefitting from dual aspect windows that flood the room with natural light. The ground floor also boasts a highly practical kitchen. Upstairs, you'll find three comfortable and versatile bedrooms, alongside a convenient family bathroom. Heading outside, the property truly shines with its private and enclosed gardens, thoughtfully laid out across three aspects. These expansive outdoor spaces feature a pleasant patio area, along with useful outbuildings for extra storage. Completing this desirable package is the invaluable off-road parking

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Entrance Hallway

UPVC door with double glazed obscure glass, single panel radiator, under-stairs storage space, and double glazed window to the left aspect.

Lounge 6.08m x 4.1m (19'11" x 13'6")

TV point, fireplace with surround and solid fuel burner, double panel radiator, and dual aspect double glazed windows.



Kitchen 2.31m x 3.33m (7'7" x 10'11")

Wall and floor mounted units, two double glazed windows to rear aspect, space and plumbing for freestanding washing machine, space for freestanding cooker, space for freestanding tumble dryer, sink with drainer and mixer tap, and UPVC door with double glazed obscure glass to the left aspect. Double panel radiator.

First Floor Landing

Double glazed window to the left aspect, carpet throughout, and access to the loft.

Bedroom One 3m x 2.87m (9'10" x 9'5")

Double glazed window to the rear aspect, single panel radiator, and storage space.

Bedroom Two 2.95m x 2.87m (9'8" x 9'5")

Double glazed window to the front aspect and single panel radiator.

Bedroom Three 2.07m x 2.77m (6'10" x 9'1")

Double glazed window to the rear aspect and single panel radiator.



Bathroom 2.02m x 1.82m (6'7" x 6'0")

Double glazed obscure glass window to the front aspect, low-flush WC, single radiator, panel bath with mixer tap and showerhead, wash hand basin on pedestal, and cupboard housing the water storage tank.

Gardens and Grounds

Lawns to wrapping from the front to the rear of the property, rear patio area, detached outbuilding, private and enclosed garden with parking on a driveway to the left aspect.

Disclaimer

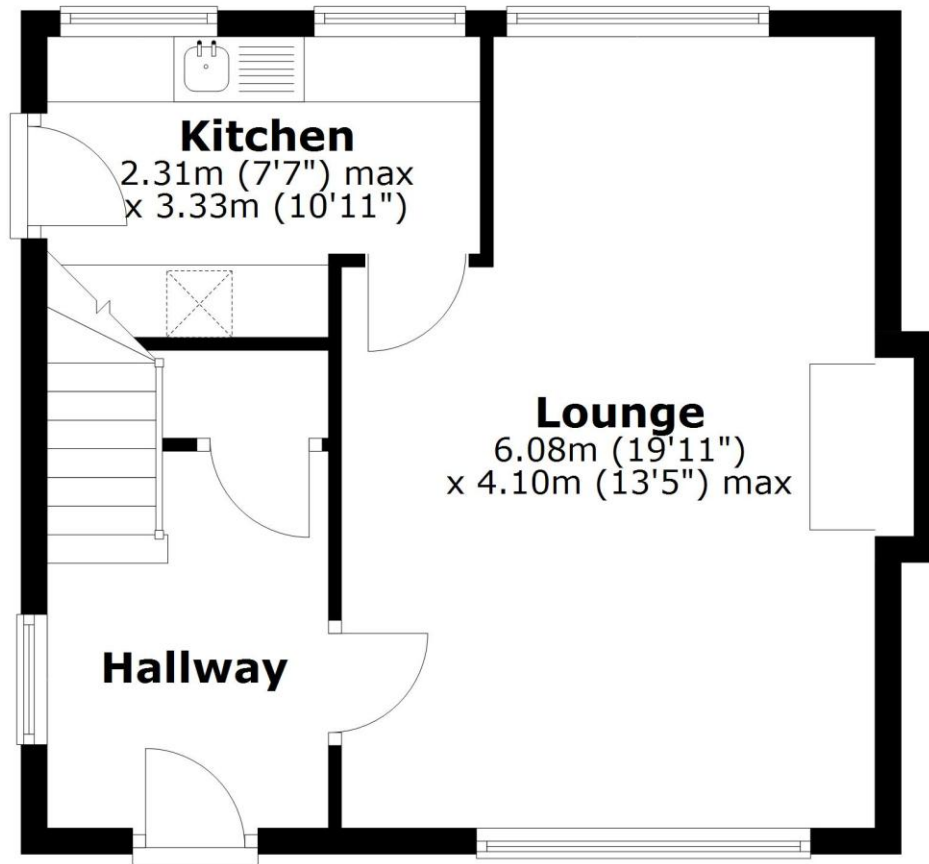
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.

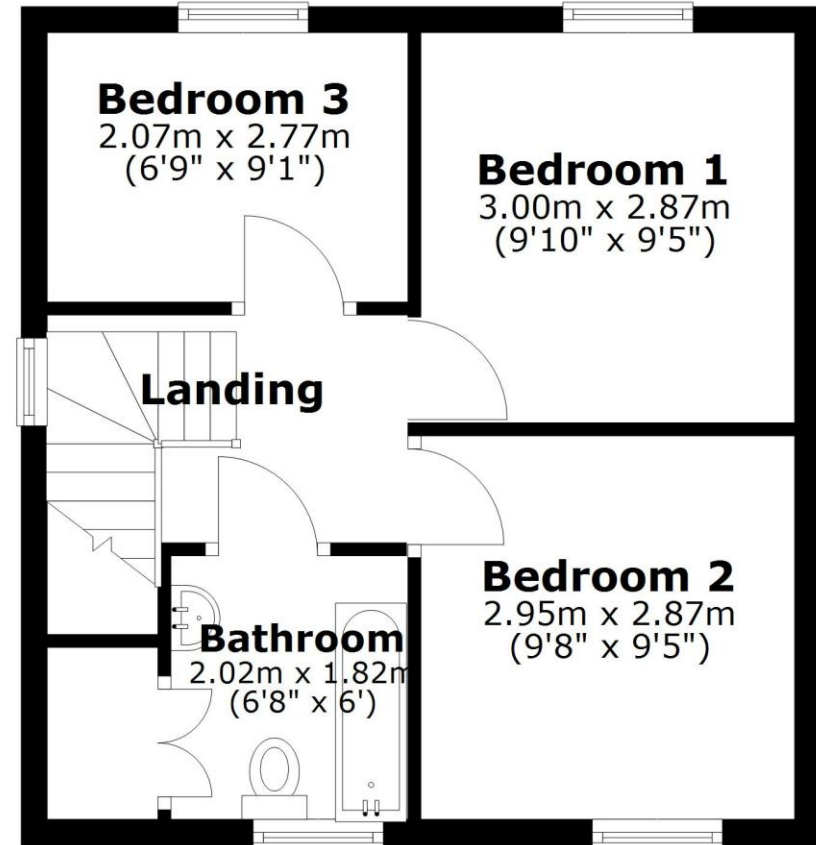
Ground Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 72.1 sq. metres (776.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		