



3 Simon Close, Woodbeck, DN22
OJW



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£160,000



Welcome to 3 Simon Close, a thoughtfully designed three-bedroom property offering semi-rural living at its best.

Step into the cosy lounge, the heart of the home, which features an inviting fireplace and beautiful dual-aspect views that fill the room with natural light. The functional kitchen and three comfortable bedrooms are laid out to suit a modern lifestyle, providing a perfect balance of communal and private space.

Outside, you'll discover a true highlight of the property: expansive, private gardens with a fantastic patio area—your very own personal oasis for relaxing, entertaining, and outdoor family fun. With the added convenience of off-road parking, this home offers everything you need for a fresh start. It's more than just a house; it's the beginning of your new chapter.





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 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.

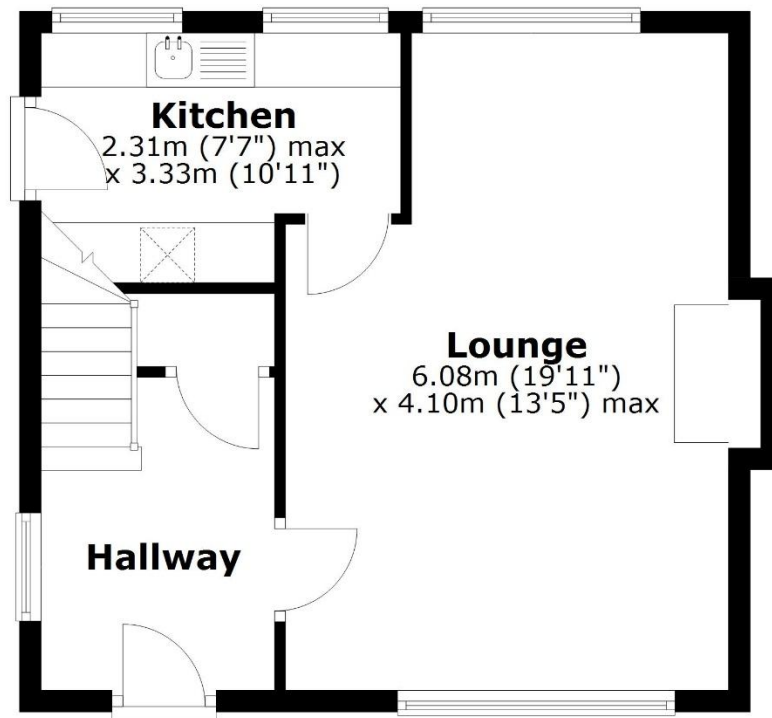
Services

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.



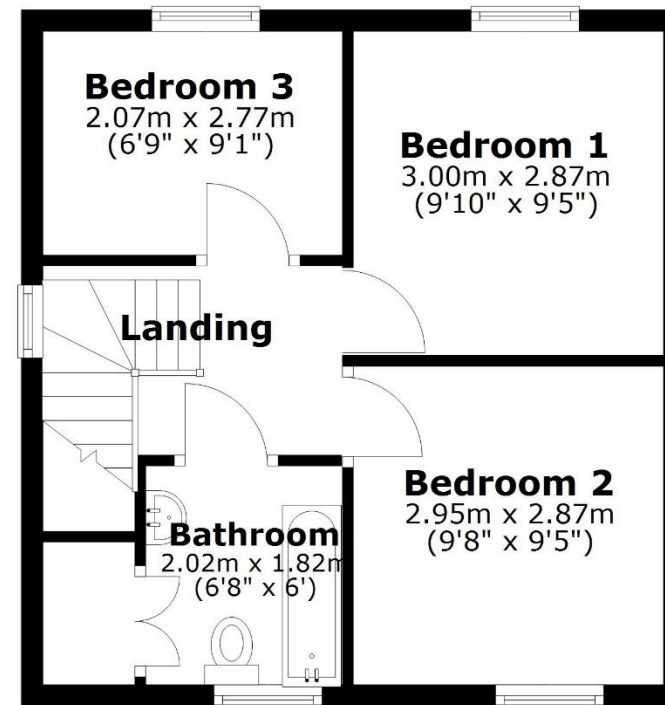
Ground Floor

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

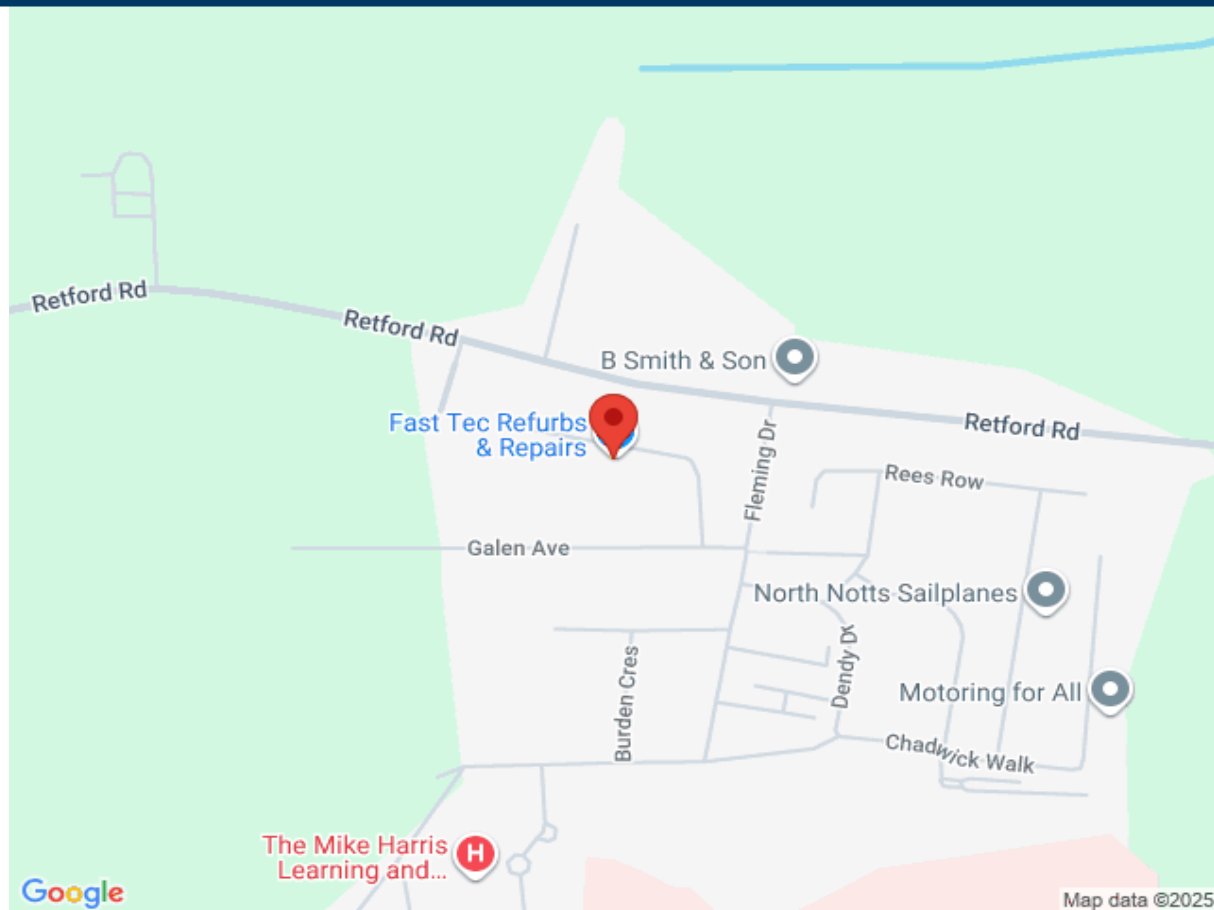


First Floor

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		