



**Connells**

Woodbrooke House, New House Farm Drive  
Northfield



### Property Description

This modern and spacious apartment is designed for comfortable living and offers a seamless blend of open plan areas. As you step inside, you are greeted by an excellent entrance hallway that leads you to the heart of the home.

The lounge area is thoughtfully laid out, with plenty of natural light streaming in through large window, creating a bright and inviting space. This area seamlessly connects to the dining area, making it ideal for entertaining guests or family gatherings. The open plan design ensures that the conversation and laughter flow effortlessly throughout the space.

Adjacent to the dining area is the fully fitted kitchen, which boasts sleek and contemporary fixtures and appliances. Whether you are a seasoned chef or simply enjoy cooking, this kitchen is a dream come true. The ample counter space and storage options make it easy to prepare and serve delicious meals.

The double bedroom is the epitome of comfort, with enough space to accommodate a king-sized bed and additional furniture. This private oasis provides a tranquil retreat, designed for relaxation and peaceful slumber. The neutral tones and soft lighting create a serene ambiance, further enhancing the overall sense of cosiness.

The apartment also features a well-appointed bathroom, with modern fixtures and a relaxing bathtub. Whether you prefer a quick shower or a long soak after a busy day, this bathroom caters to your every need.

### Approach

Set within a cul de sac setting, this modern low rise apartment block benefits from private allocated parking with ample additional visitor's parking spaces, together with a bicycle store, secured door intercom system.

The new house farm drive is located close to the Bristol road. It is perfectly placed to offer stunning private woodland views. The flat offers a tranquil and serene environment, surrounded by lush greenery and the beauty of nature. With its convenient location, residents can enjoy the peacefulness of the countryside while still having easy access to amenities and transportation. New House Farm drive provides a perfect retreat for those seeking a peaceful and picturesque living experience.

### Communal Areas

Clean and tidy communal areas, with ample lighting throughout, secured door entry system, with stairs leading to all floors, this apartment can be found on the top floor



## Entrance Hallway

Ceiling light point, door entry phone system, double opening doors onto utility area housing washing machine and water tank, perfect storage space

## Lounge/dining/kitchen

27' x 9' 3" ( 8.23m x 2.82m )

Perfect open plan living, kitchen area is fully fitted with a range of matching wall and base units integrated oven, induction hob, extractor fan, stylish stainless steel splashback, integrated fridge freezer, inset sink unit with mixer tap, ample work surfaces for food preparation, dining area ample to house a dining table and 4 chairs, lounge area having wall mounted electric heater, tv point, double glazed french doors onto a private woodland view

## Double Bedroom

14' 9" x 10' 8" ( 4.50m x 3.25m )

Double bedroom perfect size for wardrobes and also adding a desk if you need to work from home, wall mounted heater, large double glazed opening window.

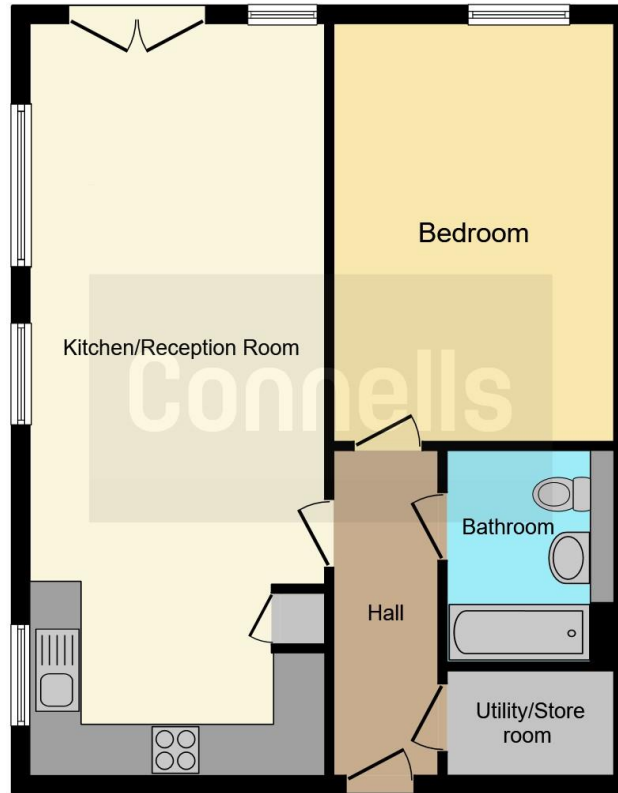
## Bathroom

Modern white suite comprising of panelled bath with mixer shower and screen, wash hand basin with mixer tap , low flush w.c, ceiling light point, extractor fan, stylish tiling to the walls, heated towel rail.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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