







## Property Description

This wonderful three bedroom detached property is located between the Woodford and Colebrook areas. The property boasts an incredible plot and offers incredible potential.

On the ground floor, there is a spacious living room with a large bay window, allowing plenty of natural light to flood the room. The kitchen is spacious with integrated appliances, linked with a dining area making cooking a pleasure.

Upstairs, there are three well-proportioned bedrooms. The three bedrooms have access to the family bathroom which is also on this level. The property benefits from gas central heating and double glazing, ensuring it is warm and energy-efficient.

Externally, there is a large private driveway providing off-road parking for several vehicles and a double garage, providing additional storage space. The rear garden is a generous sized plot, private and enclosed, with a patio area and lawn, making it the perfect space to relax and unwind.

## Entrance Porch

Double glazed sliding door, space for coats and shoes

## Entrance Hall

Double glazed window to the side elevation, stairs to first floor, door access to living room and breakfast room, radiator

## Living Room

13' 5" x 13' 7" ( 4.09m x 4.14m )

Large double glazed window to the front elevation and double glazed window to the side, open fire, two radiators

## Dining Room

12' 5" x 10' 9" ( 3.78m x 3.28m )

Double glazed window to the side elevation, two radiators

## Kitchen

10' 7" x 10' 9" ( 3.23m x 3.28m )

Double glazed window to the side and rear elevation, fitted kitchen with wall and base units, integrated oven, electric hob, extractor hood, integrated fridge freezer, sink and double drainer with mixer tap, door access to rear porch and breakfast room

## Breakfast Room

9' 4" x 10' 7" ( 2.84m x 3.23m )

Double glazed window to the side elevation, storage cupboard, radiator



### **Rear Porch**

9' 6" x 4' 4" ( 2.90m x 1.32m )

Double glazed sliding door to the garden, double glazed window to the side elevation

### **Landing**

Double glazed window to the side elevation, door access to bedrooms and bathroom, loft access

### **Bedroom One**

13' 5" x 10' 4" ( 4.09m x 3.15m )

Double glazed window to the side elevation, fitted wardrobes, radiator

### **Bedroom Two**

12' 9" x 12' 6" ( 3.89m x 3.81m )

Double glazed window to the front elevation, built in wardrobes, radiator

### **Bedroom Three**

11' 2" x 8' 1" ( 3.40m x 2.46m )

Double glazed window to the front elevation with incredible views, fitted wardrobes, radiator

### **Bathroom**

Double glazed obscure glass window to the rear and side elevation, bath with shower over, wash hand basin and vanity unit, low level WC, storage cupboard, fully tiled, radiator

### **Gardens**

Substantial sized garden that wraps around the property, patio area to the front, mature shrubs, private and secluded

### **Outbuilding**

Double glazed window to the front elevation, double glazed door to the rear elevation, sink and drainer, low level WC

### **Double Garage**

Up and over door, power supply and lighting

### **Parking**

Parking for 10 cars on driveway





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Tenure: Freehold



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