





Property Description

This well-presented three bedroom semi-detached home on Woodford Avenue offers a wonderful blend of comfort, style and convenience. The welcoming lounge features a cosy log burner, creating an inviting space to relax, while the modern kitchen/diner provides an ideal setting for family meals and entertaining. A bright, sunny-aspect conservatory extends the living space and overlooks the enclosed rear garden, perfect for enjoying the outdoors in all seasons.

Upstairs, the property boasts three well-appointed bedrooms, together with a contemporary family bathroom complete with both a bath and a separate shower cubicle. Externally, the home benefits from a private rear garden, a useful storage area, a shared driveway providing off-road parking, and a garage for additional convenience.

Situated close to Hele's Secondary School, nearby primary schools, excellent transport links and a wide range of local amenities, this is an ideal home for families and commuters alike.

Entrance Hall

Double glazed door to the front elevation, double glazed window to the side aspect, stairs to first floor, door access to lounge, kitchen and downstairs WC, radiator

Cloakroom

Double glazed window to the side elevation, low level WC, wash hand basin

Lounge

12' 2" into Bay x 13' max (3.71m into Bay x 3.96m max)

Double glazed bay window to the front and side aspect, log burner, radiator

Kitchen/Diner

18' 7" max x 12' 8" max (5.66m max x 3.86m max)

Double glazed window to the side and rear aspect, fitted Oak kitchen with wall and base units, one and half bowl sink and draining board with mixer tap, space for washing machine, dishwasher and fridge freezer, induction hob, built in oven, extractor hood, breakfast bar, door to conservatory

Conservatory

12' 7" max x 7' 11" max (3.84m max x 2.41m max)

Upvc with door to the rear, radiator

Landing

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

Bedroom One

13' 9" into bay x 11' 7" max (4.19m into bay x 3.53m max)

Double glazed window to the front and side aspect, radiator

Bedroom Two

12' 5" max x 10' 8" max (3.78m max x 3.25m max)

Double glazed window to the rear elevation, loft hatch, radiator

Bedroom Three

6' 7" max x 6' 11" max (2.01m max x 2.11m max)

Double glazed window to the front elevation, radiator

Bathroom

Two obscured windows to the side elevation, corner bath, quadrant shower cubicle with electric shower, wash hand basin, low level WC, chrome ladder towel rail

Outside

Low maintenance front garden with bricked parking area and shared driveway. Rear garden has laid to lawn and patio area. Storage area with access to the garage

Parking

Shared driveway with additional off street bricked parking area to the front of the house

Garage

16' 8" max x 7' 10" max (5.08m max x 2.39m max)

Up and over door, the garage has been converted into a potting shed so that it is useable from the garden as well





Total floor area 94.2 m² (1,014 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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