



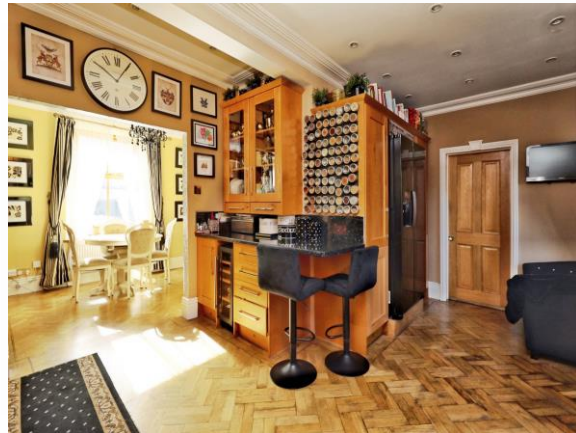
**Station Road,**



**welcome to**

**Station Road,**

\*\*\*\*GUIDE PRICE £310,000-£330,000\*\*\*\*3-bed detached home in Woodhouse featuring a lounge with fireplace, kitchen, dining room, office, WC, ensuite, bathroom, and low-maintenance garden. Driveway parking. Close to shops, schools & transport. The Old School House – viewings essential!



### **Entrance Porch**

#### **Lounge**

18' 9" x 11' 9" ( 5.71m x 3.58m )

Front facing double glazed window and radiator. A feature of the room is the fire place with working fire. Doors leads to conservatory

#### **Conservatory**

18' 7" x 10' 7" ( 5.66m x 3.23m )

Having double glazed windows and French doors leading to the rear garden. Two radiator and wooden floor.

#### **Wc**

Having a wc and wash hand basin. Heated towel rail and tiled floor, velux style window.

#### **Office**

Having a side facing double glazed window.

#### **Dining Room**

13' 4" x 8' 9" ( 4.06m x 2.67m )

Front facing double glazed window and radiator, a feature of the room is the multi fuel fire as well as the log burner.

#### **Kitchen**

16' x 12' 8" narrowing to 6' 2" ( 4.88m x 3.86m narrowing to 1.88m )

Having a range of wall and base units, inset sink and rolled edge work surfaces. Space for a range cooker, integrated dish washer. Wine cooler, side and rear facing double glazed window. Radiator and a door leads to the garden.

#### **Landing**

Front facing double glazed window and radiator. Two velux style windows.

#### **Bedroom 1**

16' 6" x 11' 7" ( 5.03m x 3.53m )

Front facing double glazed window, radiator and two velux style windows. Also having access to an en-suite.

#### **En-Suite**

A suite comprising shower, wc and wash hand basin. Tiling to the walls and floor, heated towel rail and velux style window.

#### **Bedroom 2**

10' 5" x 8' 2" ( 3.17m x 2.49m )

Rear facing double glazed window and radiator.

#### **Bedroom 3**

9' 4" x 8' 1" ( 2.84m x 2.46m )

Front facing double glazed window and radiator. Velux style window.

#### **Bathroom**

A suite comprising Jacuzzi bath, double vanity unit. Tiling to the walls and floor, heated towel rail. Three velux style windows.

#### **Garden**

To the rear of the property is a paved garden.

#### **Drive**

There is a driveway with automated gates .



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## welcome to Station Road,

- 3 Bedrooms
- Detached property
- Low maintenance garden
- Off street parking
- Ideal for families

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

# £310,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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