



 **5**
Bedrooms

 **4**
Bathrooms

**Tenure :
Freehold**



An exceptional five-bedroom detached family home, beautifully presented and situated on the highly sought-after Woodhall Court in Colton.

Tudor Sales & Lettings are delighted to bring to market this impressive and spacious property, offering versatile living accommodation ideal for growing families or multi-generational living.

Ground Floor:
Step into a welcoming entrance hallway which leads to a convenient WC/cloakroom. The modern kitchen provides a stylish and functional hub of the home, while the generous lounge and separate reception room offer flexible living and entertaining spaces. A bright conservatory floods the space with natural light and opens onto the rear garden. Also on the ground floor is a well-proportioned double bedroom complete with its own en-suite—perfect for guests or as an accessible ground floor suite.

First Floor:
The first-floor landing leads to a stunning principal bedroom with en-suite, three further bedrooms, and a contemporary house bathroom, all designed with comfort and practicality in mind.

External Features:
Occupying a generous plot, this home benefits from a double driveway and a garage to the front. To the rear, enjoy a private and low-maintenance garden featuring artificial turf, a spacious patio, and decked areas—ideal for relaxing or entertaining outdoors.

Located just moments from The Springs and Colton Retail Park, the property offers convenient access to a wide range of shops, restaurants, and leisure amenities, as well as excellent transport links.

Don't miss the opportunity to make this stunning property your next home. Contact Tudor Sales & Lettings today on 0113 282 3056 to arrange your viewing!

Kitchen *3.10m x 3.24m (10' 2" x 10' 8")*
Modern fitted kitchen with a range of wall and base units and integrated appliances including sink with mixer tap, dishwasher, double oven, and hob with extractor fan over. Tiled splashback, double glazed window. Centrally heated radiator.

Dining/Conservatory *3.37m x 3.75m (11' 1" x 12' 4")*
A wow factor conservatory extension with double glazed double doors to exit to both sides of garden. Double glazed throughout with Velux style windows.

Family room *3.37m x 4.73m (11' 1" x 15' 6")*
Situated off the kitchen and conservatory this is a multi-use space. Spotlighting to ceiling and panneling to wall. Centrally heated radiator.

Living Room *5.10m x 4.73m (16' 9" x 15' 6")*
Spacious living room with feature fireplace with mantelpiece surround. Four double glazed windows for ample light. Centrally heated radiator.

Bedroom 1 *4.76m x 2.65m (15' 7" x 8' 8")*
Double bedroom on ground floor with double glazed window and centrally heated radiator.

En-suite *2.31m x 1.85m (7' 7" x 6' 1")*
Tiled shower room with white three piece suite consisting of WC, hand basin with storage under and shower with glass surround. Centrally heated towel rail.

Bedroom 2 *3.38m x 3.51m (11' 1" x 11' 6")*

Double bedroom with built in wardrobes, double glazed window and centrally heated radiator, door to en-suite Jack and Jill bathroom.

Jack and Jill En-suite *3.42m x 1.39m (11' 3" x 4' 7")*

Tiled shower room with white three piece bathroom suite comprising of WC, hand basin with storage under and shower unit. Centrally heated towel rail.

Bedroom 3 *4.73m x 2.98m (15' 6" x 9' 9")*

Double bedroom with a range of fitted wardrobes, double glazed window and centrally heated radiator.

Bedroom 4 *3.22m x 2.02m (10' 7" x 6' 8")*

Double bedroom with double glazed window and centrally heated radiator.

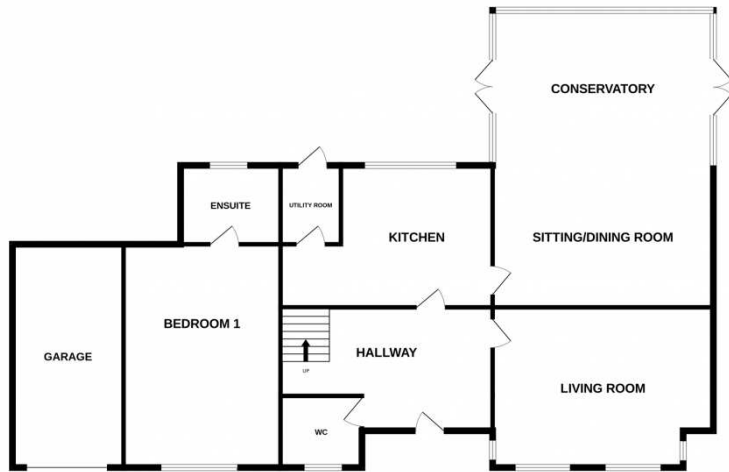
Bedroom 5 *3.12m x 2.55m (10' 3" x 8' 4")*

Double glazed window and a central heating radiator.

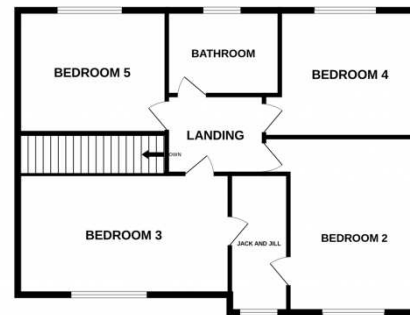
Bathroom *1.99m x 2.48m (6' 6" x 8' 2")*

House bathroom with white four piece suite comprising of bath, shower tray with glass surround, WC and hand basin with storage unit under. Centrally heated towel rail and double glazed window with privacy glass.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Woodhall Court, Colton

