



23 Blaizefield Close, Woore, CW3 9SU  
£397,500

PROPERTY  
PERSPECTIVE



## The Property Perspective

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The property is situated in Woore, a popular village with local shop, two pubs and access road to Newcastle, Nantwich and Market Drayton. There are three Gastro pubs close by and as well as an excellent local primary school, there are buses to Brine Leas and Madeley high schools

### ENTRANCE HALL

Doors to all ground floor rooms, stairs to first floor, LVT herringbone flooring

### CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

### LIVING ROOM 16'8" x 11'11" (5.09 x 3.64)

Double glazed window to front aspect, carpet flooring, open plan to kitchen area

### KITCHEN DINER 27'8" x 11'5" (8.44 x 3.49)

Stylish kitchen dining family area with with matching wall and base units, island unit, worktops . Herringbone LVT flooring and integrated fridge and dishwasher as well as a freestanding Bush Range cooker. Open plan dining area with sliding doors to the garden.

### GYM AREA 15'1" x 8'7" (4.61 x 2.62)

Converted from main garage area

### UTILITY AREA 15'1" x 8'5" (4.61 x 2.58)

Converted from garage area with washing and drying facilities

### FIRST FLOOR LANDING

Double glazed window, carpet flooring loft access

### MAIN BEDROOM 14'11" x 12'0" (4.56 x 3.67)

Double glazed window, carpet flooring,

### BEDROOM 13'8" x 12'0" (4.19 x 3.67)

Double glazed window, carpet flooring

### BEDROOM 13'0" x 9'1" (3.97 x 2.79)

Double glazed window, carpet flooring

### BEDROOM 9'11" x 9'1" (3.04 x 2.77)

Double glazed window, carpet flooring

### FAMILY BATHROOM

Fully tiled luxury bathroom fitted in 2022 with a modern free standing bath, walk in shower and feature wall.

### OUTSIDE

Private rear gardenS with patio, lawn and mature trees. Driveway parking to the front of the property for three to four vehicles

