



 **3**
Bedrooms

 **1**
Bathroom

 **1**
Reception

SAMUEL
MAKEPEACE
BESPOKE ESTATE AGENTS



- **LARGE THREE BEDROOM SEMI-DETACHED HOME**
- **BRIGHT, AIRY LOUNGE** with large window and gas fireplace
- **DINING ROOM** with patio doors leading to the garden
- **MODERN GLOSS KITCHEN**
- **THREE EXCELLENT SIZED BEDROOMS**
- **WELL KEPT FAMILY BATHROOM**
- **GENEROUS SIZED GARDEN** with lawn and patio area
- **SINGLE GARAGE** and **DRIVEWAY** FOR TWO VEHICLES
- **GREAT FAMILY HOME**
- **HIGHLY SOUGHT AFTER AREA**



WHEN YOU COME DOWN TO THE WOODS TODAY, YOU'LL FIND YOUR DREAM HOME! Set on the highly desirable WOODland Road, Rode Heath, this stunning three bedroom semi detached property offers everything you need for modern family living. With spacious interiors and a delightful outdoor space, this home is ready to welcome you. Step into the bright entrance hall, leading to a large light-filled lounge, where a beautiful gas fireplace creates a cosy focal point. An elegant archway connects the lounge to the dining room, which features patio doors opening onto the garden - perfect for entertaining. The separate modern gloss kitchen, with its sleek design and tiled floor is both stylish and practical. Upstairs, you'll find three generously sized bedrooms, ideal for a growing family or guests, and a fully tiled family bathroom for added convenience. The private rear garden is designed for low-maintenance living, offering a lawn and patio area perfect for relaxing or hosting summer gatherings. A garage provides valuable additional storage or the option for secure parking. Located close to local amenities, schools, and transport links, this wonderful home combines comfort, style, and convenience in a peaceful setting. Don't miss out, contact Samuel Makepeace Bespoke Estate Agents, and discover the magic of WOODland Road today!

ROOM DETAILS

Porch - Double glazed windows, doors, tiled flooring.

Entrance Hall - Double glazed windows, doors, laminate flooring, cupboard and radiator.

Lounge - Double glazed bow window. Laminate flooring, electric fireplace and radiator.

Dining room - Double glazed doors, laminate flooring and radiator.

Kitchen - Double glazed window and door. Fitted wall and base units with work surfaces. Sink, drainer, built under cooker, gas hob, cooker hood and tiled splashback. Integrated fridge/freezer. Space for washing machine, dishwasher. Tiled flooring.

Landing - Double glazed windows and loft access.

Bedroom One - Double glazed window, cupboard and radiator.

Bedroom Two - Double glazed window and radiator.

Bedroom Three - Double glazed window, cupboard and radiator.

Bathroom - Double glazed window. LLWC, hand wash basin, bath with shower. Tiled walls, vinyl flooring, extractor fan and towel warming radiator.

Front - Paved driveway for multiple

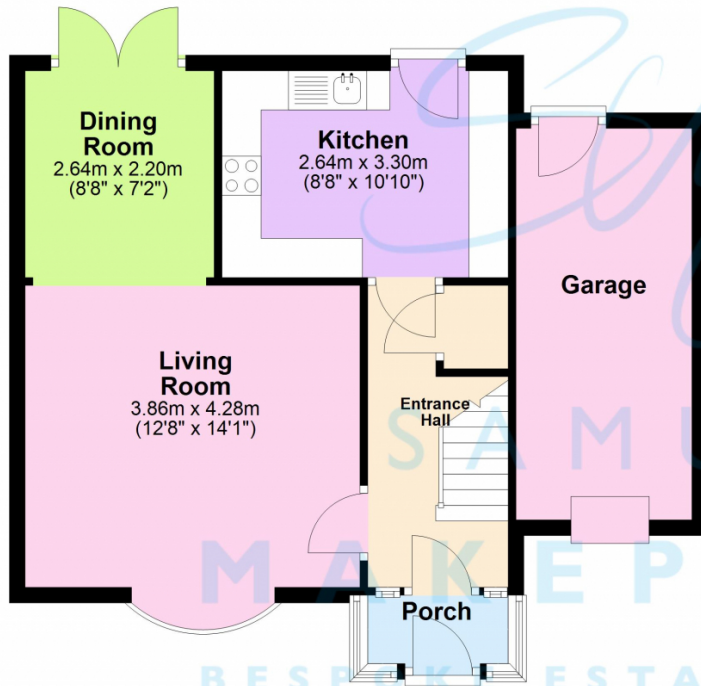
Rear - Paved areas with lawn and wooden shed. Garage access.

Garage - Single with electric door, single door, power and electric.



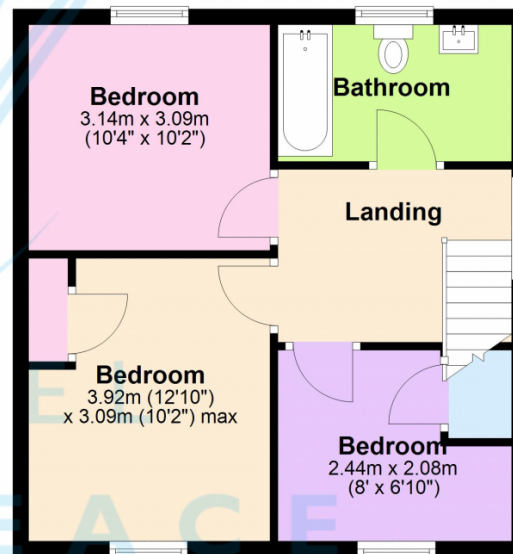
Ground Floor

Approx. 54.6 sq. metres (587.7 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.3 sq. feet)



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 78 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

Address: Rode Heath, ST7

Scan me for more info

