

Paddock Drive, Woodlaithes Village





Guide Price: £200,000 to £210,000. This Three Bedroom Home is beautifully presented throughout and is ideally situated in the heart of Woodlaithes Village, being just a moments walk to a choice of shops, popular pubs, schools and within easy reach of the M1/M18 motorway links.

Having a pleasant lawn outlook, in brief the property comprises; Entrance Hall * Downstairs WC * Lounge * Breakfasting Kitchen with Integral Appliances * Conservatory with French Doors * Three Bedrooms * Four Piece Suite Bathroom * Front and Rear Gardens * Garage and Driveway

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ACCOMMODATION

- **Spacious Link-Detached Home**
- Popular Woodlaithes Village Location -Quiet Lawn Outlook
- **Beautifully Presented Throughout**
- Kitchen with Integral Appliances, Lounge & Conservatory
- Three Bedrooms, Four Piece Suite **Bathroom & Downstairs WC**
- Rear Enclosed Lawn Garden with Patio
- Garage & Driveway
- FREEHOLD / Council Tax Band C











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| Energy Efficiency Rating | | | | |
|--------------------------|---------------|---|---------|-----------|
| Score | Energy rating | | Current | Potential |
| 92+ | Α | | | |
| 81-91 | В | | | <86 B |
| 69-80 | С | | √70 C | |
| 55-68 | D | | 7010 | |
| 39-54 | E | | | |
| 21-38 | | F | | |
| 1-20 | | G | | |