

The Estate Agent People Recommend



4 Badgers Rise,
Woodley
RG5 3AJ

Price guide £459,950



Nestled in the charming community of Badgers Rise, this impeccably maintained semi-detached property offers the perfect blend of comfort, style, and modern living. This THREE BEDROOM home is an excellent choice for families, first-time buyers, or those seeking a tranquil living environment.

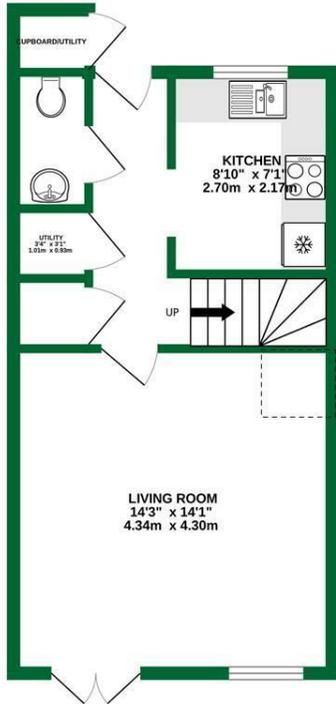
As you step inside, you'll be greeted by a well-presented interior that exudes a sense of warmth and tranquillity. The living dining room has plenty of space and natural light, creating a welcoming atmosphere for both relaxation and entertainment. The generous dimensions of this room allow for versatile furniture arrangement, making it perfect for family gatherings and cosy evenings.

First floor, you'll discover three bedrooms that cater to various needs. The master bedroom is a serene retreat, complete with an ensuite bathroom, providing a private space for relaxation and rejuvenation. A second double bedroom is perfect for guests or family members, while a charming single bedroom offers additional flexibility, serving as a home office, nursery, or guest room.

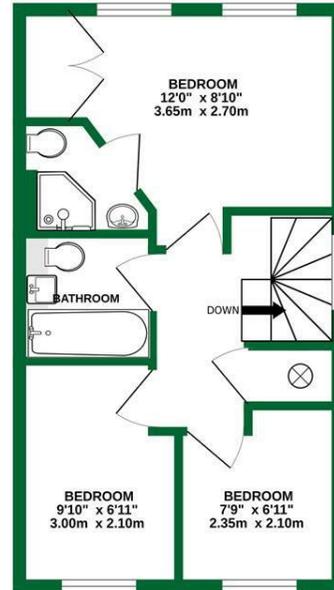
The easy-to-maintain garden at the rear of the property is a perfect space to enjoy dining with friends and family, a place to unwind. Without the hassle of extensive upkeep.

EPC RATING - C
COUNCIL TAX BAND - C

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.

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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ACCOMMODATION

- THREE BEDROOM SEMI DETACHED WITH EN SUITE
- SOUGHT AFTER CUL DE SAC
- FAVOURED NORTH WOODLEY
- BUILT BY CALA HOMES IN 2004
- 14ft SQUARE LIVING ROOM
- FITTED KITCHEN
- EXCELLENT ORDER THROUGHOUT
- LOW MAINTENACE ENCLOSED REAR GARDEN
- PARKING TO THE FRONT
- FORMER SHOW HOME



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.