

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



20 Woodrow Way, , Chesterton, ST5 7AP

£325,000

- Watch Our Online Video Tour!
- Two En-Suites
- Double Glazed Conservatory
- Separate Utility Room
- Four Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Breakfasting Space
- Three Car Drive

FOUR DOUBLE BEDROOMS WITH TWO EN-SUITE!

Hard to believe but absolutely true! This traditional looking detached house offers exceptional and extremely spacious family sized accommodation with four double bedrooms, two of which have en-suite shower rooms!

Downstairs you'll find two reception rooms, double glazed conservatory, a fitted kitchen with space for a table and chairs as well as a separate utility room and a most useful cloakroom with wash basin and wc.

If you find that you'll still short of accommodation then you could of course consider converting the garage into a home office, playroom or snug!

This property has a three car width tarmac driveway at the front and a really decent sized garden with an open outlook to the rear.

See our online virtual tour and for more information call or e-mail us.



GROUND FLOOR

ENTRANCE HALL

Double glazed front door and window with fitted white venetian blinds. Radiator with decorative cover. Good quality and very impressive Amtico type flooring.

CLOAKROOM/WC

Grey laminate flooring. White low level wc and wash basin. Radiator.

LOUNGE

15'3 x 11'3 + bay (4.65m x 3.43m + bay)

Fitted carpet. Radiator. UPVC double glazed bay window with white venetian blind. Feature fireplace with white surround, marble hearth and inserts and living flame effect electric fire. Double doors leading into the...

DINING ROOM

10'7 x 9'11 (3.23m x 3.02m)

Fitted carpet. Radiator. Door into the kitchen. Trifold UPVC double glazed doors leading into the...

CONSERVATORY

11'5 x 10'0 (3.48m x 3.05m)

Laminate flooring. Radiator. UPVC double glazed windows and double doors into the garden with fitted blinds.

FITTED KITCHEN

16'10 x 8'7 (5.13m x 2.62m)

Space for a table and chairs. Tiled floor and part tiled walls. Excellent range of wall cupboards and base units with a pale timber effect finish together with integrated gas hob, cooker hood and under oven. Plumbing for dishwasher and washing machine. Radiator. Concealed Glow Worm gas central heating boiler. UPVC double glazed window with fitted roller blind and UPVC double glazed double doors with fitted blinds leading into the garden.

UTILITY ROOM

8'2 x 5'3 (2.49m x 1.60m)

Flooring to match the entrance hall. UPVC double glazed window.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Radiator. Airing cupboard with hot water cylinder and electrical immersion heater.

BEDROOM ONE

14'10 x 9'8 to face of wardrobes (4.52m x 2.95m to face of wardrobes)

Laminate flooring. Radiator. UPVC double glazed window with fitted venetian blinds. Excellent range of fitted wardrobes. Spotlights.

EN-SUITE SHOWER ROOM

7'11 x 5'5 (2.41m x 1.65m)

Grey laminate flooring. Part tiled walls. White suite featuring a large walk in shower, low level wc and pedestal wash basin. Radiator. UPVC double glazed window. Extractor.

BEDROOM TWO

10'7 from face of wardrobes x 8'10 min (3.23m from face of wardrobes x 2.69m min)

Laminate flooring. Radiator. UPVC double glazed window with fitted venetian blind. Excellent range of fitted wardrobes.

EN-SUITE SHOWER ROOM

6'2 x 6'2 (1.88m x 1.88m)

Grey laminate flooring. Part tiled walls. White suite featuring a walk in shower, low level wc and wash basin within a fitted unit. Radiator. UPVC double glazed window with fitted venetian blinds. Extractor.

BEDROOM THREE

11'11 x 8'7 (3.63m x 2.62m)

Fitted carpet. Radiator. UPVC double glazed window.

FAMILY BATHROOM

8'5 x 6'11 max (2.57m x 2.11m max)

Pale colour laminate flooring. White suite. Radiator. UPVC double glazed window. Extractor. Part tiled walls.

BEDROOM FOUR

11'1 x 7'9 (3.38m x 2.36m)

Laminate flooring. Radiator. UPVC double glazed window.

OUTSIDE

The rear garden is fenced and enclosed featuring a paved patio area, raised lawn, decking, additional paved area, greenhouse, shed and an outside tap. There are open views and an open outlook to the rear.

There's a three car width tarmac driveway to the front of the property leading to the...

INTEGRAL SINGLE GARAGE

Metal up and over door. Light and power.





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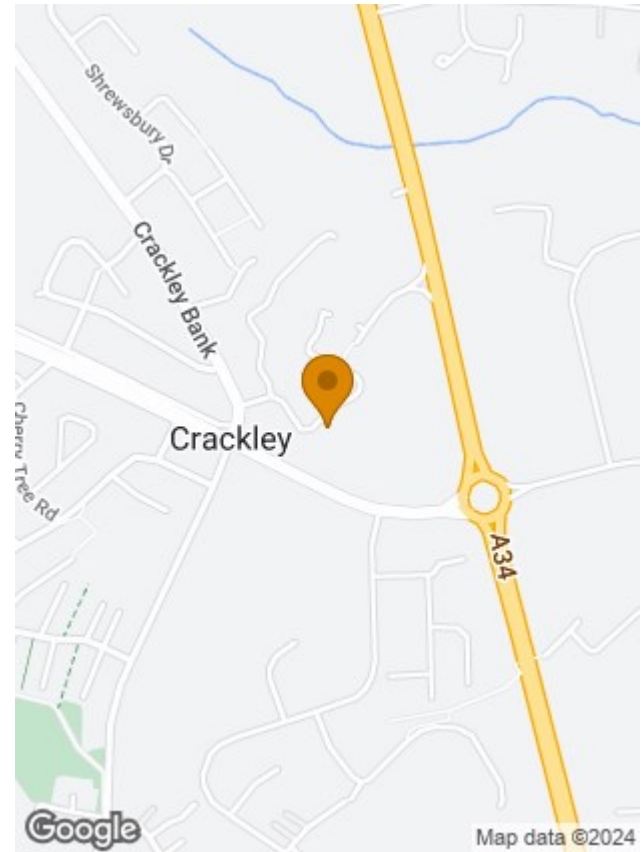


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - D



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.

To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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