

1 Woolf Way, Stone
Cross, BN24 5FR

Freehold

£499,950



4 Bedroom 1/2 Reception 2 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Favourably located in the Taylor Wimpey built 'Pinewood Gardens' development in Stone Cross, this impressive detached house has four spacious bedrooms and is just yards from nearby amenities in the Village. Presented to a high standard throughout, there is a double aspect sitting room, a newly refitted kitchen/dining room with integrated appliances and an adjoining utility room where access is gained to the large garage which boasts overhead storage. Further benefits include a cloakroom, en suite facilities and a family bathroom/wc with a driveway and off street parking to the front. The walled rear garden has been landscaped and is arranged to Indian sandstone patio and artificial grass with raised flower borders, side access and a covered pergola (suitable for a hot tub cover). The surrounding Villages of Hankham and Westham are also close by.

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£499,950**Main Features**

- Detached House
- 4 Bedrooms
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- En-Suite Shower Room/WC
- Bathroom/WC
- Landscaped Garden
- Driveway & Garage

Entrance
Covered entrance with frosted double glazed door to-

Entrance Hallway
Radiator. Wood laminate flooring. Understairs cupboard.

Cloakroom
Low level WC. Pedestal wash hand basin with mixer tap. Radiator.

Sitting Room
19'2 x 10'10 (5.84m x 3.30m)
Radiator. Carpet. Double glazed windows to front and rear aspects.
Double glazed double doors to rear.

Kitchen/Dining Room
19'5 x 11'7 (5.92m x 3.53m)
Range of new units comprising of bowl and a half single drainer sink unit and mixer tap with Calacotta Quartz worktops having cupboards and drawers under. Inset eye level double oven, fridge freezer, dishwasher and five ring induction hob. Concealed wall mounted gas boiler. Full size integrated refrigerator. Radiator. Double glazed windows to front and side aspects.

Utility Room
6'6 x 4'7 (1.98m x 1.40m)
Radiator. Understairs cupboard. Further integrated fridge and freezer. Door to garage.

Stairs from Ground to First Floor Landing:
Radiator. Large airing cupboard. Access to loft (not inspected).

Master Bedroom
11'2 x 10'11 (3.40m x 3.33m)
Radiator. Carpet. Double glazed window to rear aspect.

En-Suite Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls.

Bedroom 2
11'7 x 9'3 (3.53m x 2.82m)
Radiator. Built in wardrobe. Carpet. Double glazed window to side aspect.

Bedroom 3
9'8 x 9'3 (2.95m x 2.82m)
Radiator. Carpet. Double glazed windows to front and side aspects.

Bedroom 4
9'9 x 7'11 (2.97m x 2.41m)
Radiator. Carpet. Double glazed window to front aspect.

Bathroom/WC
Panelled bath with mixer tap and shower attachment. Wall mounted wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Frosted double glazed window.

Outside
The rear garden is walled and has been landscaped now being laid to artificial grass and Indian sandstone patio. There are raised flower borders, gated access and a covered pergola (suitable for a hot tub cover).

Parking
A driveway leads to the garage and there is further adjacent off street parking.

Garage
20'29 x 10'02 (6.10m x 3.10m)
With up and over door, a utility area and light and power.
Utility Area: Housing washing machine and tumble dryer. Wall and base units. Single drainer sink unit.

EPC = B

Council Tax Band = E