



## 3 Stonecroft, Hodthorpe

£175,000 Freehold

Modern two-bed semi-detached with bright lounge, stylish kitchen, spacious bedrooms, high-spec bathroom, large garden, play area, off-road parking, and ample storage.

Council Tax band: A | Tenure: Freehold | EPC: B

Welcome to this beautifully presented two-bedroom semi-detached house, thoughtfully designed to offer modern living with a warm and inviting atmosphere. The accommodation features a bright and spacious reception room adorned with contemporary décor, a striking feature wall, and elegant laminate flooring. French doors lead seamlessly from the living area onto a well-maintained garden, flooding the space with natural light and allowing for effortless indoor-outdoor living. The modern kitchen is equipped with sleek cabinetry, integrated appliances including a gas hob and oven, and a stylish subway tile backsplash, all complemented by wood flooring and ample countertop space – ideal for both family meals and entertaining guests. Upstairs, you'll find two generously sized bedrooms, each benefiting from large windows that allow plenty of natural light and built-in storage solutions for effortless organisation. The main bedroom's neutral palette and soft carpeting create a cosy retreat, while the second bedroom's soothing green accent wall adds a modern flair. The children's bedroom is thoughtfully designed with playful decor, abundant built-in storage, and ample space for toys and essentials, making it a delightful haven for youngsters.

Additional features further enhance the appeal of this charming property. The bathroom is finished to a high standard with modern fixtures, a sleek bath-tub with an integrated shower, practical storage cabinets, and natural light that contributes to a fresh and contemporary feel. Outside, the expansive garden is a standout feature, offering a spacious lawn, dedicated children's play area, decked seating space, and a patio perfect for alfresco dining and summer gatherings. A practical storage shed provides space for gardening equipment and outdoor toys. The property's modern brick exterior is complemented by a well-maintained front garden, and the twin entrance doors lend an inviting symmetry to the facade. Off-road parking via a paved driveway ensures convenience and security for multiple vehicles, making this an ideal home for professionals and families alike. With its combination of stylish interiors, practical storage, and exceptional outdoor living spaces, this property truly offers the perfect blend of comfort and functionality. Arrange your viewing today to experience the wonderful lifestyle this home has to offer.





### Lounge

13' 1" x 12' 2" (3.99m x 3.71m)

A versatile and stylish family lounge, beautifully presented with contemporary décor and durable wood-effect flooring throughout. French doors open directly onto the rear garden, flooding the room with natural light while creating a seamless connection between indoor and outdoor living. The generous proportions provide ample space for a variety of seating arrangements, making it ideal as a relaxing family room, children's playroom or entertainment space. Finished in modern tones with a striking feature wall, this inviting room offers flexible accommodation to suit a range of lifestyles.

### Kitchen / diner

14' 4" x 10' 0" (4.38m x 3.05m)

The well-appointed kitchen/diner provides a bright and practical space for everyday family life. Fitted with a range of modern wall and base units complemented by contrasting work surfaces and stylish metro-tiled splashbacks, it incorporates an integrated oven, four-ring gas hob with extractor hood, stainless steel sink and drainer, and space for additional appliances. A front-facing window fills the room with natural light, while the generous dining area comfortably accommodates a family dining table, making it an ideal setting for both everyday meals and entertaining. Finished with wood-effect flooring and contemporary décor throughout, this is a welcoming and functional heart of the home.





### Bedroom 1

13' 1" x 8' 10" (3.99m x 2.68m)

A well-proportioned principal bedroom offering a calm and inviting retreat, finished in contemporary tones with soft carpeting underfoot. The room comfortably accommodates a double bed alongside a full range of bedroom furniture, while a large front-facing window fills the space with natural light. With ample room for additional furnishings if desired, this generous bedroom provides both comfort and practicality for everyday living.

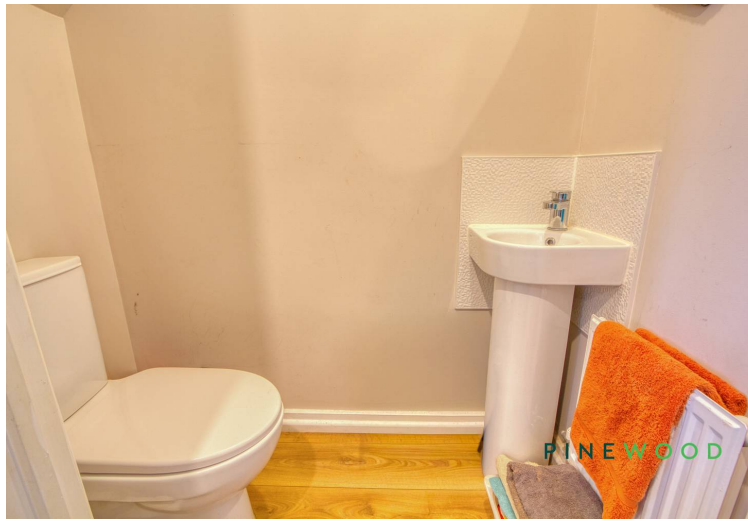


### Bedroom 2

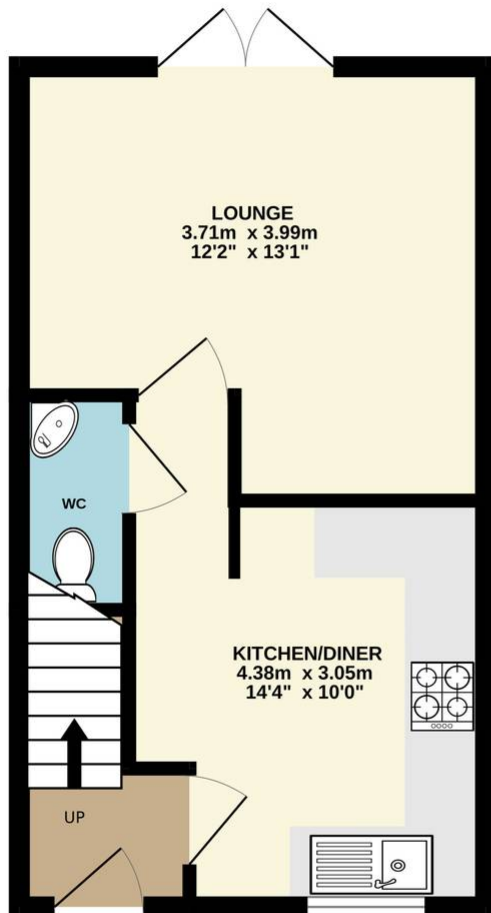
13' 1" x 9' 7" (3.99m x 2.92m)

A generous second double bedroom, beautifully presented and ideal for family living or visiting guests. Filled with natural light from a large window overlooking the front aspect, the room offers ample space for a double bed alongside freestanding furniture, while soft neutral décor and carpeting create a warm and welcoming feel. Its versatile proportions make it equally suited as a comfortable guest room, spacious children's bedroom or additional principal bedroom.

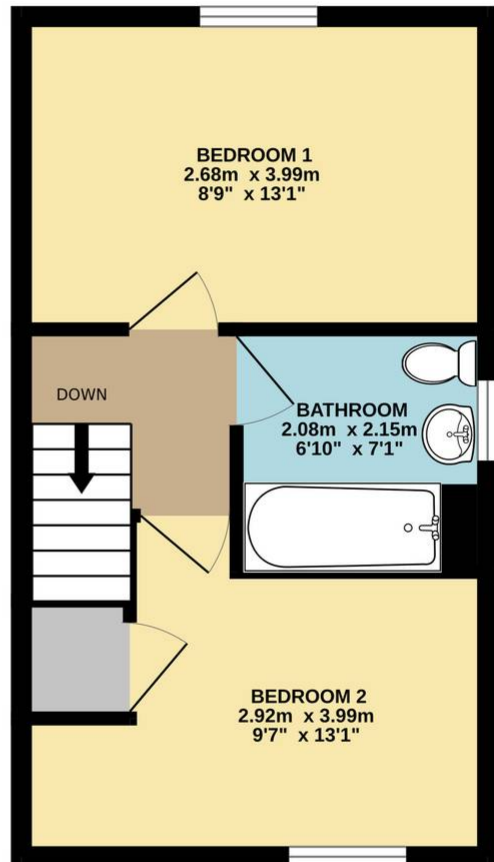




GROUND FLOOR  
28.6 sq.m. (308 sq.ft.) approx.



1ST FLOOR  
28.4 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA : 57.0 sq.m. (614 sq.ft.) 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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