

HARWOOD

THE ESTATE AGENT

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1 Stocking Park Rd, Lightmoor TF4 3QZ



£430,000 region

Located on the ever-popular Lightmoor development, this detached family home offers a superb setting with easy access to well-regarded schools, everyday amenities and attractive green spaces. Designed for modern living, it provides generous accommodation throughout. The ground floor offers a welcoming reception hall that sets the tone for the rest of the home, leading into a bright and comfortable lounge ideal for everyday relaxation. A separate dining room (currently utilised as a study) provides a more formal setting for family meals or entertaining, while the impressive kitchen and dining area creates a sociable hub with plenty of space for cooking, gathering and day-to-day living. A useful utility room sits just off the kitchen, and a cloakroom completes the practical layout. The double garage is directly accessible and provides excellent storage, workshop potential or secure parking, complemented by additional driveway parking to the front. On the first floor, the property enjoys a well-balanced arrangement of four bedrooms, each offering comfortable proportions and good natural light. The main bedroom features its own en-suite, and a further bedroom also benefits from private facilities, making the home ideal for families or visiting guests. A modern family bathroom serves the remaining rooms, and the landing provides a pleasant sense of space at the heart of the upper floor. All four bedrooms are fitted with large wardrobes! Overall, the accommodation is thoughtfully arranged to support modern family living, with generous reception areas, practical additions and a versatile layout that suits a range of lifestyles. Outside, the home enjoys driveway parking with EV charger, offering excellent storage or hobby space alongside secure parking. The split level garden offers two separate relaxing areas with options for seating, outside dining, entertaining or family play.

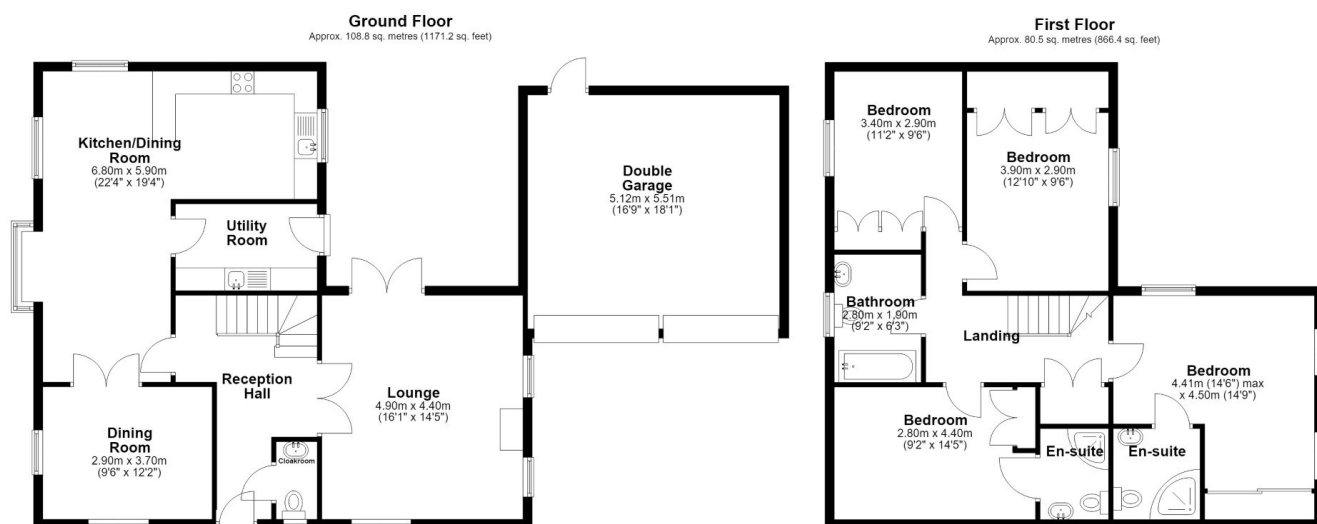
With its convenient position, family-friendly layout and sought-after location, this is a home that offers plenty of appeal for those looking to settle in a nice location with good connectivity.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Total area: approx. 189.3 sq. metres (2037.5 sq. feet)

Tenure Freehold **Council tax** Band F

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 20th August 2026