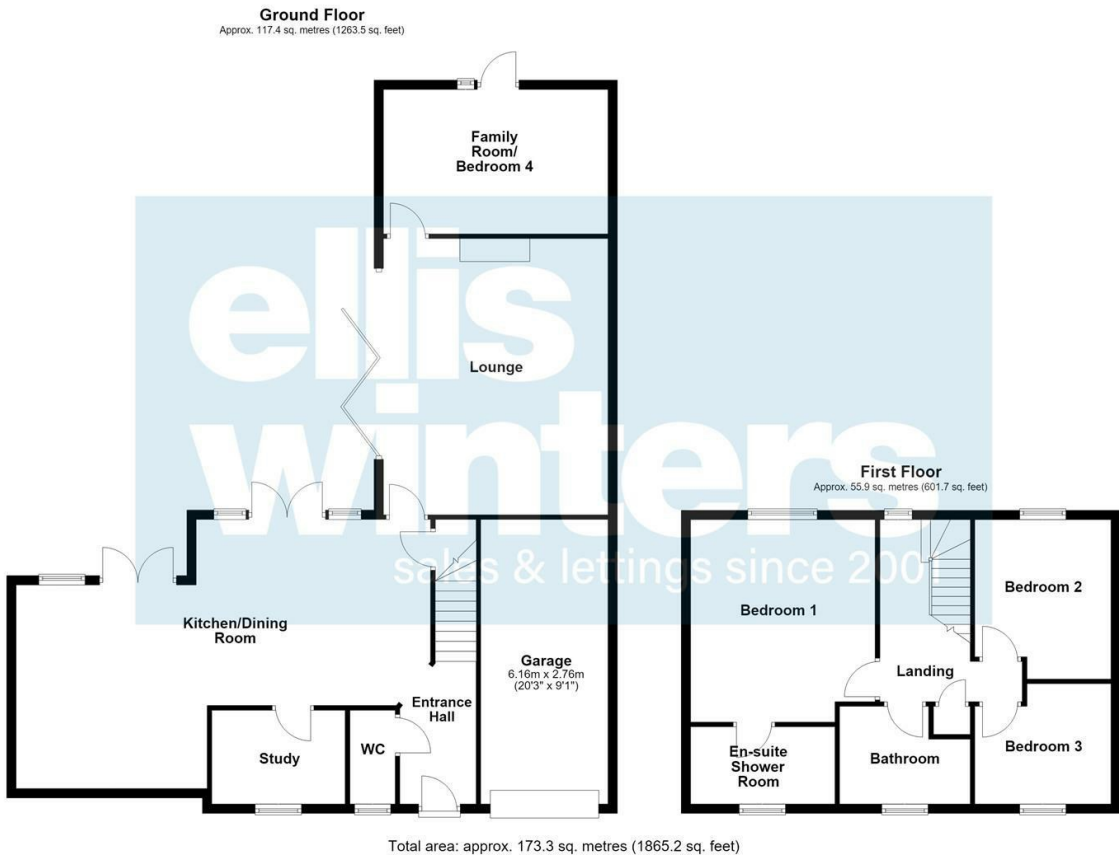




Ground Floor

Entrance Hall

WC

Kitchen/Dining Room
8.97m (29'5") x 5.83m (19'1")

Study
2.89m (9'6") x 2.08m (6'10")

Lounge
5.99m (19'8") x 4.86m (15'11")

Family Room/ Bedroom 4
4.86m (15'11") x 3.13m (10'3")

First Floor

Landing

Bedroom 1
4.39m (14'5") max x 3.99m (13'1")

En-suite Shower Room

Bedroom 2
3.39m (11'1") max x 2.95m (9'8")

Bedroom 3
2.95m (9'8") x 2.61m (8'7") max

Bathroom

Outside

To the front of the property is a block paved driveway providing off-road parking for two vehicles, this leads to a single garage 6.16m (20'3") x 2.76m (9'1"), that has power and light connected, there is a slated border with various established plants.

To the rear of the property is a private and enclosed garden, that is laid mainly to lawn with a paved patio seating area, gravelled

pathways, and various planters with a variety of plants and vegetables. There is gated access to the side.

Further Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Agents Note: The property further benefits from replacement windows and doors, fitted in 2017

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 + VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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£475,000
Fullards Close
Woodhurst, , PE28 3BA

PROPERTY SUMMARY

An immaculately presented, modern barn style, semi-detached home in a small cul-de-sac location, with a quaint and scenic village location. Measuring approx. 1,865 SQFT, this superb property features a large kitchen/dining room, a large lounge with a vaulted ceiling and wood burning stove, a study, a family room/bedroom 4, a cloakroom, three double bedrooms, a generous en-suite shower room, and a family bathroom with a free-standing roll top bath. Outside, to the front of the property is a block paved driveway for two vehicles, that leads to an integral single garage that has power and light connected, there is a slated border with mature plants, and to the rear is a private and enclosed garden, that is laid mainly to lawn with a paved patio seating area, gravelled pathways, and a variety of raised planters.

3



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3

