



FREEHOLD

£263,000



8A WOODLAND CLOSE, WHITECROFT, GL15 4PL

- RECEPTION HALL
- LIVING ROOM
- THREE BEDROOMS
- GARDEN
- CLOAKROOM
- KITCHEN / DINING ROOM
- EN-SUITE
- PARKING FOR TWO MOTOR VEHICLES

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8A WOODLAND CLOSE, WHITECROFT, GL15 4PL

A THREE BEDROOM MODERN SEMI DETACHED FAMILY HOME IN A CUL DE SAC LOCATION BACKING ON TO THE WOODLAND

RECEPTION HALL :

Wood laminate floor, radiator and stairs to first floor.

CLOAKROOM:

Close couple W.C, wash hand basin, radiator and window to front.

LIVING ROOM: 14' 8" x 12' 0" (4.47m x 3.65m), Wood laminated floor, radiator and window to front.

KITCHEN / DINING ROOM: 18' 4" x 8' 6" (5.58m x 2.59m), Range of base and eye level storage units, worktop space incorporating single drainer sink unit with hot and cold taps over, fitted electric oven, four ring gas hob and extractor hood, plumbing for automatic washing machine, space for fridge freezer dining area, window and French doors to rear.

STAIRS TO FIRST FLOOR LANDING: Access to loft space, window to side.

BEDROOM ONE: 11' 10" x 9' 6" (3.60m x 2.89m), Fitted double wardrobe, radiator, window to rear with woodland aspect.



EN-SUITE: Shower cubicle, close coupled WC, pedestal wash hand basin.

BEDROOM TWO: 9' 10" x 9' 6" (2.99m x 2.89m), Fitted double wardrobe, radiator and window to front.

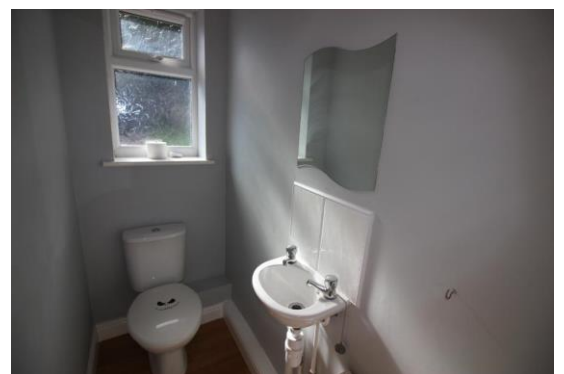
BEDROOM THREE: 8' 0" x 6' 6" (2.44m x 1.98m), Radiator, wood laminate floor and window to front.

BATHROOM: Three piece suite comprising of panelled bath with Triton T80 shower unit over and screen, close coupled WC, pedestal wash hand basin and window to rear.



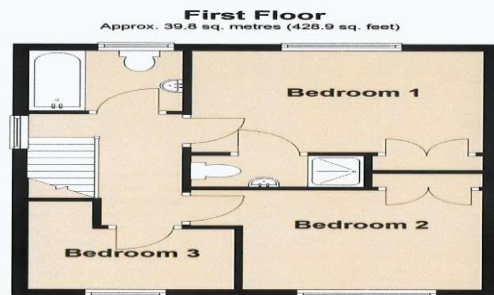
OUTSIDE: Parking for two motor vehicles on hard standing, pedestrian access to rear, low maintenance and patio area.

AGENTS NOTE: Initial access on shared driveway.

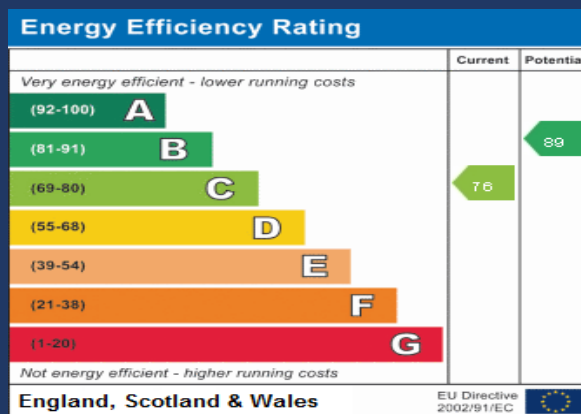


IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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Total area: approx. 83.7 sq. metres (900.7 sq. feet)



PASSIONATE
ABOUT
Property
SINCE 1982