





£525,000

Michael Anthony Estate Agents are delighted to offer for sale this four bedroom detached home, located in a quiet cul de sac within this sought after development in Woodhall Farm. The ground floor includes a downstairs cloakroom, spacious lounge/diner, a fitted kitchen, and a garage conversion currently used as a study, providing useful additional living space. Upstairs, the property offers four bedrooms and a family bathroom. Outside, the property benefits from a driveway providing off-street parking and a generous private rear garden. The house is

Property Description

Entrance Hall

Doors to cloakroom, study and living room.

Cloakroom

Frosted double glazed window to front, WC, hand wash basin, radiator.

Lounge/Diner

Double glazed window to front, two radiators, door to inner hallway with stairs to the first floor, double glazed sliding door to rear.

Study

Double glazed window to side, wall mounted gas boiler, radiator, spotlights, storage cupboard.

Kitchen

Range of floor and wall mounted units, integrated dishwasher and washing machine, two integrated fridges, space for oven, extractor fan, 1 1/2 bowl stainless steel sink with drainer, spotlights, double glazed window to rear, door to rear garden.

Landing

Doors to all bedrooms and bathroom, access to loft via pull down ladder, airing cupboard housing hot water cylinder.

Bedroom 1

Double glazed window to front, radiator, built in wardrobes and drawers.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to rear, radiator.

Bedroom 4

Double glazed window to front, radiator, built in storage cupboard.

Bathroom

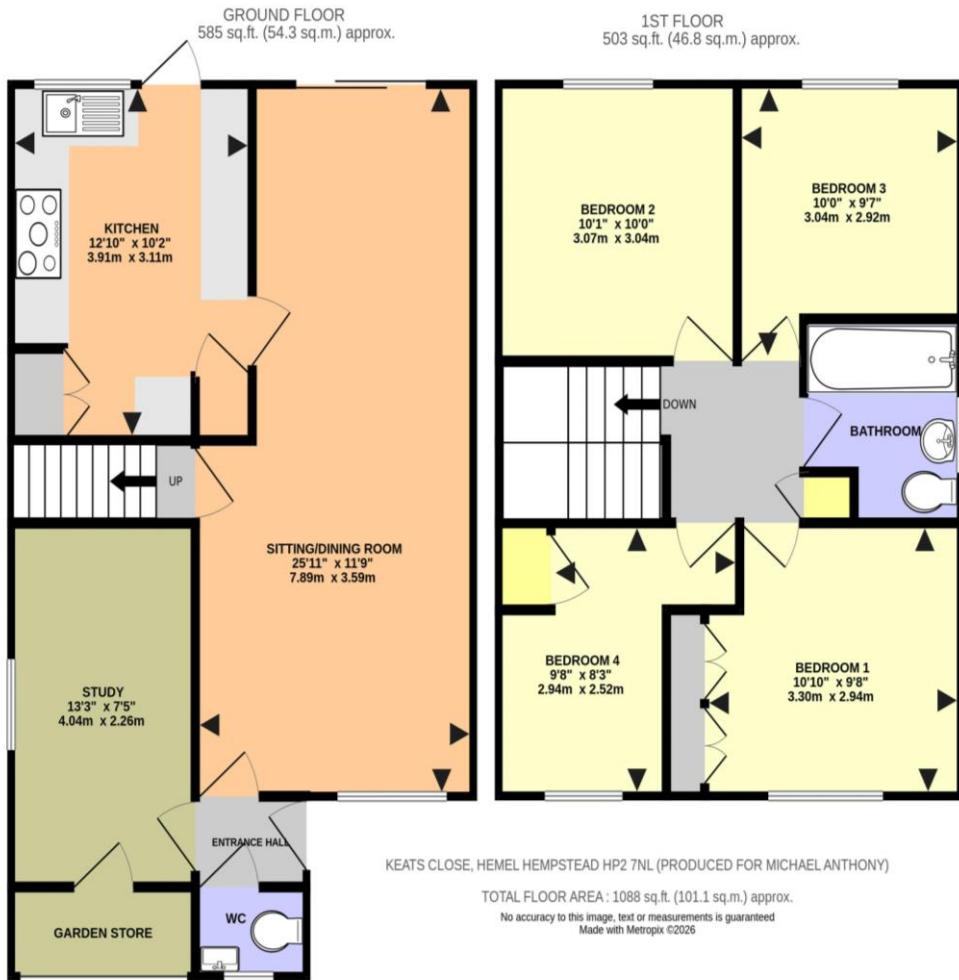
Frosted double glazed window to side, WC, panel bath with shower over, pedestal hand wash basin, heated towel rail, spotlights.

Rear Garden

Mainly laid to lawn with patio area, two timber storage sheds, water tap, side access gate.

Front garden

Mature shrub beds, driveway parking.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.