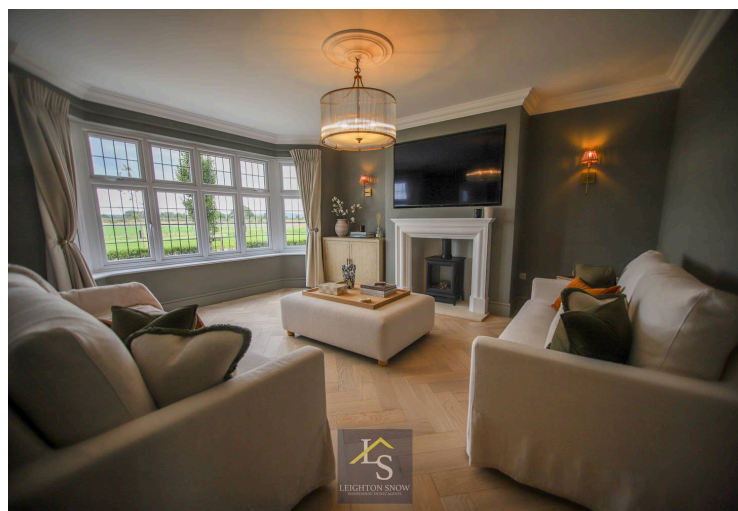




12 Orrell Crescent, Woodford

£975,000 Freehold

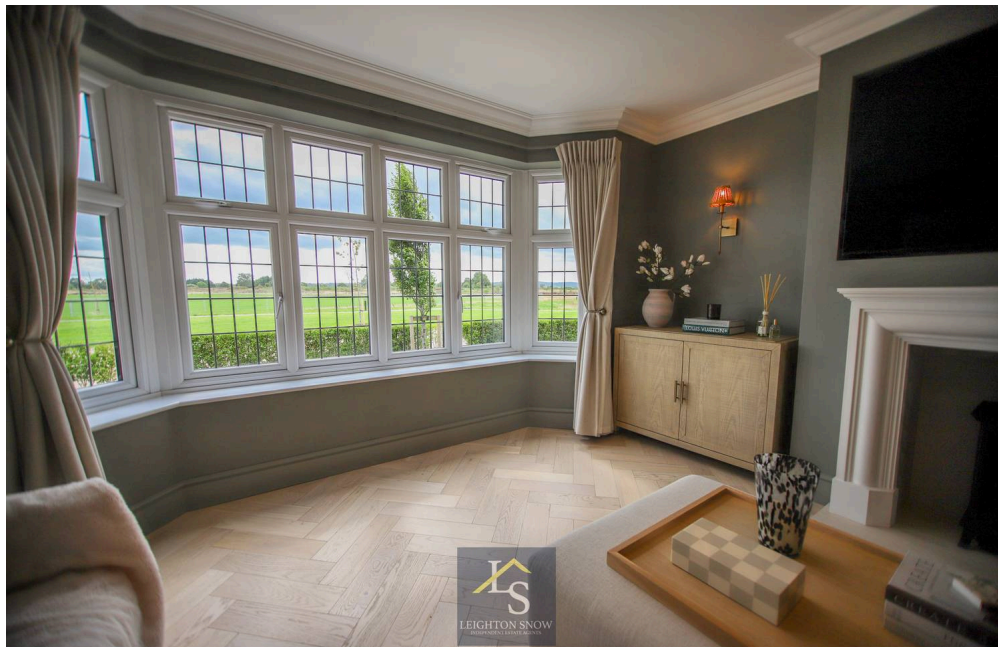
EXECUTIVE FIVE BEDROOM DETACHED HOME, 2,085 SQ FT • OPEN VIEWS ACROSS FIELDS • METICULOUSLY UPGRADED BY CURRENT OWNERS • WITHIN CATCHMENT TO OUTSTANDING RATED PRIMARY SCHOOL



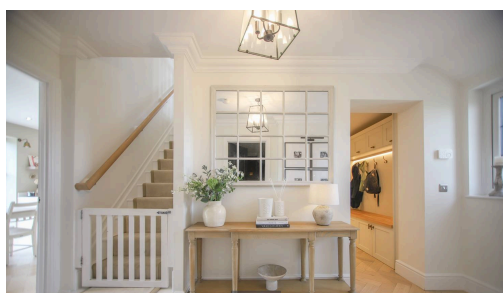
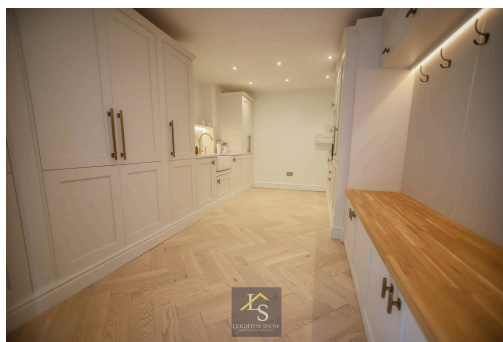
A beautifully upgraded five bedroom detached home of 2,085 sq ft, set on a quiet crescent within Woodford Garden Village with an open outlook across fields. The current owners have taken Redrow's Marlborough design well beyond the standard specification, adding a Rockdoor front entrance, Crittall doors, Ted Todd flooring, bespoke joinery, cornicing and paneling. The result is a stylish, practical family home with a finish rarely found in a newer property.

Council Tax band: G

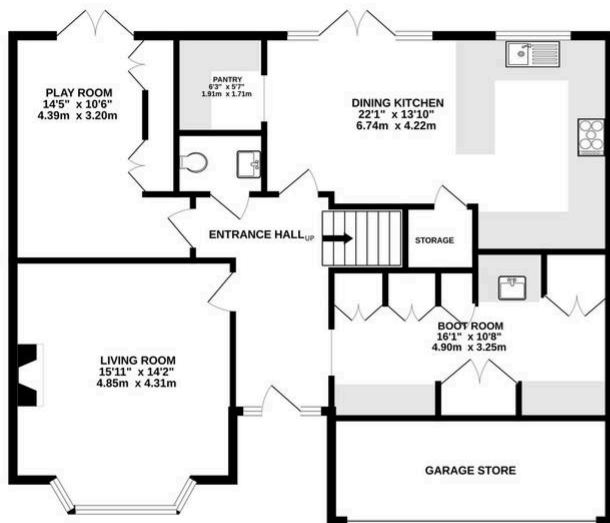
Tenure: Freehold



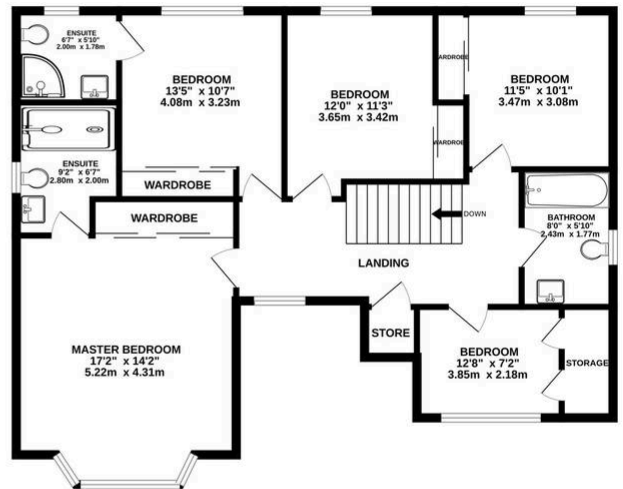
- FIVE BEDROOMS, 2,085 SQ FT, SPACE FOR THE WHOLE FAMILY
- HALF A MILE TO AN OUTSTANDING RATED PRIMARY
- OPEN FIELD VIEWS, WITH BRIDLEWAY WALKS FROM THE FRONT DOOR
- BESPOKE BOOT ROOM, KEEPING LAUNDRY, COATS, SHOES AND SCHOOL BAGS OUT OF SIGHT
- UNDERFLOOR HEATING, GENTLE WARMTH UNDERFOOT ACROSS THE GROUND FLOOR
- CRITTALL DOORS OPENING ONTO THE GARDEN



GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 2085 sq.ft. (193.7 sq.m.) 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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Orrell Crescent enjoys one of the most appealing positions on Woodford Garden Village. This quiet road of detached homes looks out over open fields crossed by public bridleways, ideal for family walks and cycling, with several children's play parks close by. Local shops are a ten minute walk away, and Woodford Primary School lies half a mile from the door. The school was rated Outstanding in every area at its March 2025 Ofsted inspection. Manchester Airport is around ten minutes by car, and the A555 links quickly to the M56 and M60.

Inside, the owners have gone well beyond the usual Redrow extras. The exterior doors have been upgraded, with a Rockdoor front entrance, and Crittall doors opening from both the family room and the kitchen onto the garden. The standout change is a generous boot room off the entrance hall, where bespoke joinery houses inbuilt laundry appliances, drying cupboard, wine fridge, coffee machine and extensive storage. Ted Todd flooring runs throughout the ground floor, with underfloor heating beneath. The sitting room to the front has a large bay window framing the open views and an electric fire set within a grand mantel. To the rear, the family room has fitted cupboards that keep everyday life neat and ordered. The dining kitchen offers Corian worktops, integrated appliances, an open pantry, remotely controlled lighting and a brass Quooker hot tap with filtered cold water. A cloakroom WC completes the ground floor.

Upstairs, five bedrooms lead off a spacious landing. The principal bedroom enjoys views across the fields, as does the fifth bedroom, currently used as a study with custom built in storage and LED lighting. Two bedrooms have en suite shower rooms. The family bathroom and both en suites are finished in Porcelanosa tiling, while bespoke paneling gives the house a character rare in a newer home.

The rear garden has been designed for easy family living. Limestone paving leads to a patio that enjoys full sun through the summer, artificial grass keeps the lawn usable all year and pleached trees add privacy rarely found in new build homes. There is access down both sides and a dedicated bin store. To the front, a driveway provides parking for up to three cars.

The heating on both floors runs on smart home controls, from the underfloor system downstairs to the radiators upstairs. The house is alarmed, and every lock has been upgraded to a three star rated cylinder. An EV charger and around six years of remaining NHBC warranty add further peace of mind.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.





