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ESTATE AGENTS



77 Highcroft, Woolavington, TA7 8EU

£450,000

An exceptional opportunity to acquire this beautifully presented and deceptively spacious four-bedroom detached residence, ideally positioned within the highly desirable village of Woolavington. This outstanding family home has been thoughtfully refurbished and significantly enhanced by the current owners to an exceptional standard, offering stylish and versatile living accommodation throughout. A particular highlight is the impressive contemporary kitchen/dining room, complete with integrated appliances and overlooking the stunning landscaped rear garden, which enjoys a high degree of privacy and provides the perfect setting for relaxing, entertaining, and outdoor dining.

Further benefits include ample off-road parking for multiple vehicles and a superb double garage.

This attractive double glazed and centrally heated property briefly comprises an inviting entrance hallway, study, spacious living room, cloakroom, and a magnificent kitchen/dining room to the ground floor. To the first floor are four generously proportioned bedrooms, including a superb principal bedroom with en-suite shower room, together with a well-appointed family bathroom. Woolavington is a popular and well-served village offering a range of local amenities including a church, village shops with Co-Op convenience store, primary school, and medical centre, making it an ideal location for families and commuters alike.

Early viewing is strongly recommended to fully appreciate the quality, space, and superb setting this wonderful home has to offer. For further information or to arrange a viewing appointment, please contact the vendors' sole agents.

ENTRANCE

Via UPVC double glazed front door to front with obscure leaded light pane inset to:

ENTRANCE HALLWAY

Stairs rising to first floor. Wood effect flooring, radiator, panelling, built in storage, doors to:

STUDY

Double glazed window to front aspect. Radiator, door to:

CLOAKROOM

Fitted with a two piece suite comprising close coupled WC and vanity wash hand basin with tiled splashbacks, wood effect flooring.

LIVING ROOM

Double glazed window to front aspect. Panelled wall. Wood effect flooring, radiator.

KITCHEN/ DINER

Rear aspect double glazed window overlooking rear garden. Refitted with a range of matching wall, base and drawer units with colour coordinated granite work surfaces over and sink unit inset with mixer tap over. Integrated induction hob and stainless steel chimney style extractor over to remain with splashback. Tiled splashbacks. Integrated oven and microwave, integrated dishwasher. Space and plumbing for a washing machine and tumble dryer. Wood effect floor, two radiators. Double glazed French doors to the garden and additional double glazed door to the garden.

LANDING

Loft hatch, doors to:

BEDROOM ONE

Double glazed window to front aspect, built in wardrobes with sliding doors, built in cupboard, radiator. Door to:

ENSUITE

Obscure double glazed window to front aspect. Fitted with a refitted three piece suite comprising walk in shower with 'Mira' shower connected, vanity wash hand basin and close coupled WC, heated towel rail.

BEDROOM TWO

Rear aspect double glazed window, built in wardrobes, radiator,

BEDROOM THREE

Rear aspect double glazed window, radiator.

BEDROOM FOUR

Rear aspect double glazed window, radiator.

BATHROOM

Obscure side aspect double glazed window. Refitted

with a three piece white suite comprising deep panelled bath with wall mounted shower over and glass screen, vanity wash hand basin and close coupled WC, tiled walls, heated towel rail.

EXTERIOR

FRONT GARDEN

Mainly laid to lawn with shingled border and mini picket fence with pathway leading to front door.

PARKING

On own driveway for multiple vehicles.

DOUBLE GARAGE

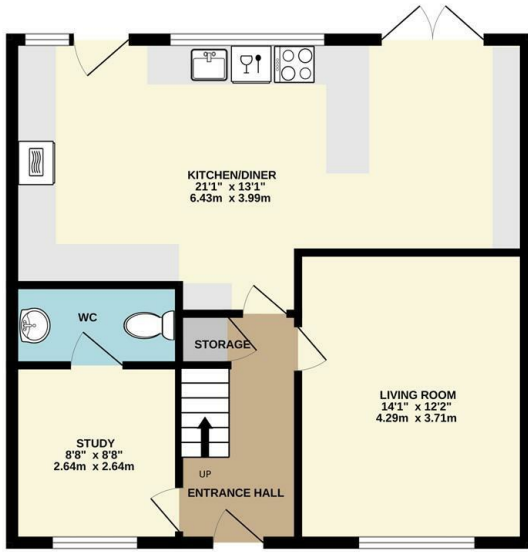
Two up and over doors. Power and light connected. Over head storage, personnel door to the garden.

REAR GARDEN

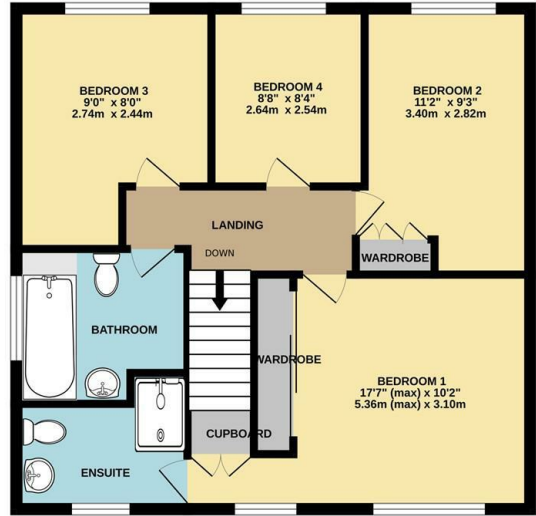
Fully landscaped, Enclosed predominantly by panel fencing. Large patio with porcelain tiles adjacent to house. Mainly laid to Astro- turf for low maintenance. Established shrub borders. Pedestrian access to the front of the property via pathway and timber gate. The rear garden retains a high degree of privacy.

Floor Plan

GROUND FLOOR



1ST FLOOR

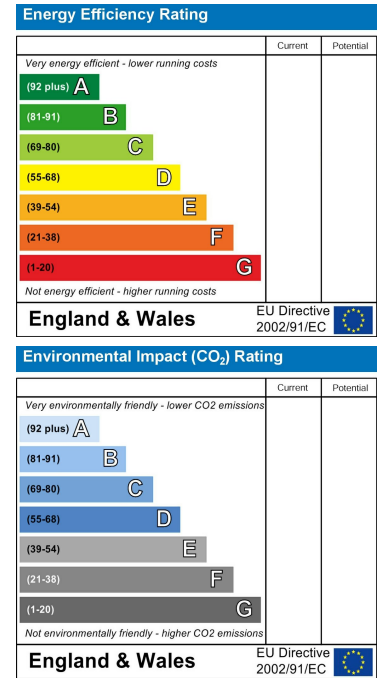


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.



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