





****** REDECORATED AND NEW FLOORING THROUGHOUT ******
Immaculate detached property located on a corner plot on a high regarded development in Woodville. The property has been well maintained and offers an entrance hall, guest cloakroom, large lounge and a separate dining room. Fitted breakfast kitchen with a utility room and a upvc double glazed conservatory. The first floor offers four good size bedrooms, en suite shower room and a family bathroom. Enclosed garden, rear drive and a single garage. OFFERED FOR SALE WITH NO UPWARD CHAIN.



HALL

Entrance door into the hallway with stairs to the first floor a tiled floor, radiator and doors to -

CLOAKROOM

Low flush WC, radiator and a tiled floor.

LOUNGE

Feature electric fireplace with modern surround, radiator, upvc double glazed windows to the front and double doors into the conservatory, karndene flooring.

CONSERVATORY

Upvc double glazed windows and doors onto the garden.

DINING ROOM

Upvc double glazed window to the front elevation, karndene flooring and a radiator.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Brand new fitted electric double oven with five ring gas hob and a new extractor hood. Integrated fridge, tiled floor, radiator and upvc double glazed window.

UTILITY ROOM

Fitted units with work surface, plumbing and space for a washing machine, sink and drainer unit, storage cupboard and door to the garden.

FIRST FLOOR LANDING

Airing cupboard, loft access, radiator and doors to -

BEDROOM 1

Upvc double glazed window and radiator. Wardrobes with sliding mirror doors.



EN SUITE

Double shower with a new shower and screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

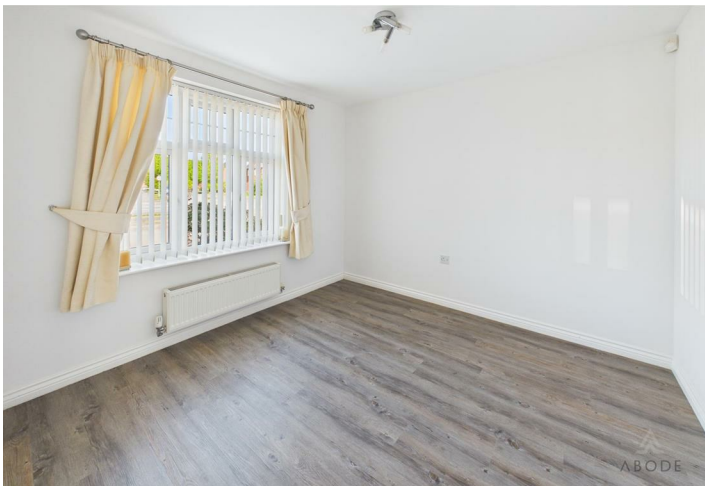
BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.







BEDROOM 4

Upvc double glazed window and radiator.

BATHROOM

Panel enclosed bath with a shower over, low flush wc, wash hand basin, tiled floor. Radiator and upvc double glazed window.

OUTSIDE

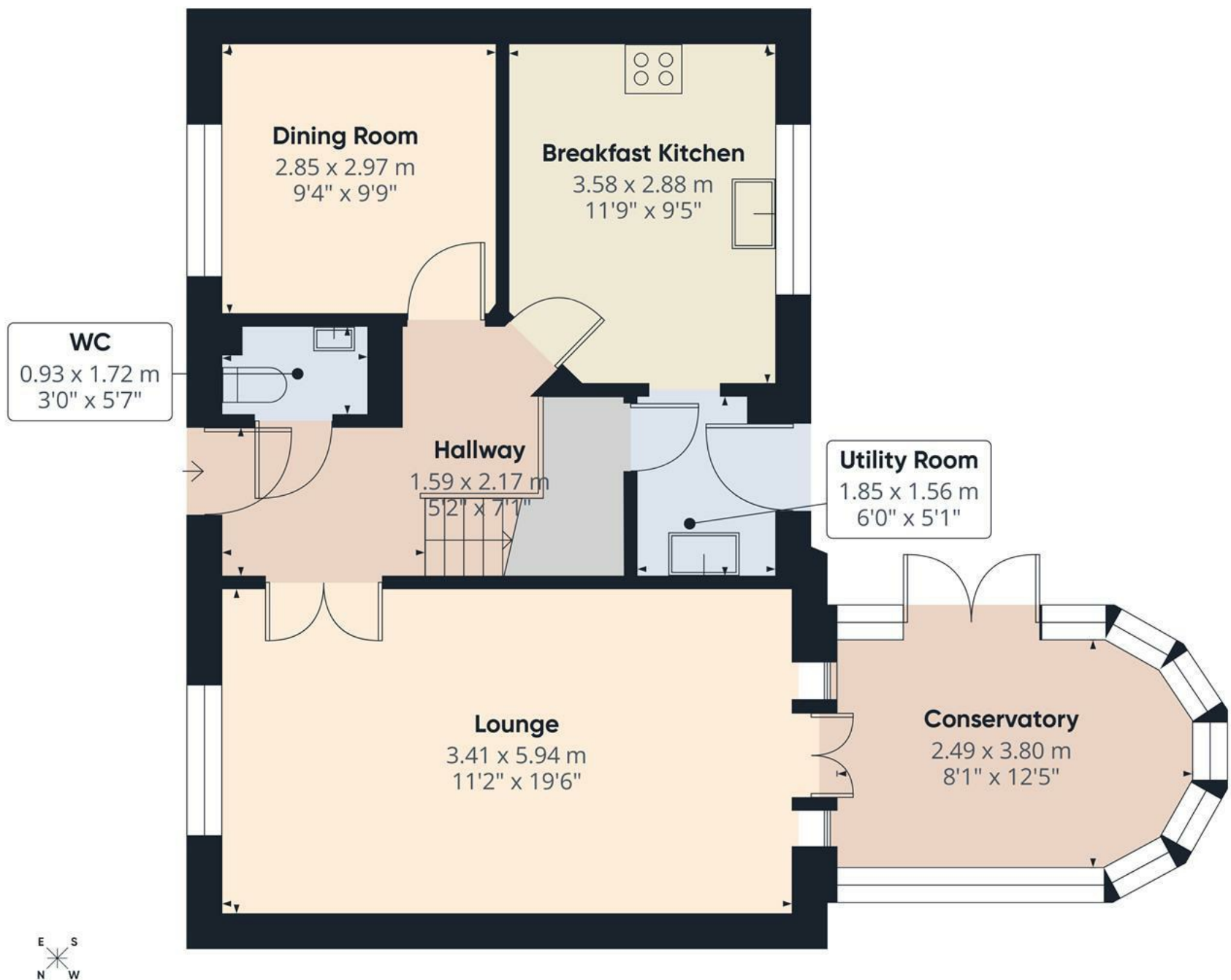
Rear drive and a single garage.

Enclosed garden with lawn and a patio area.







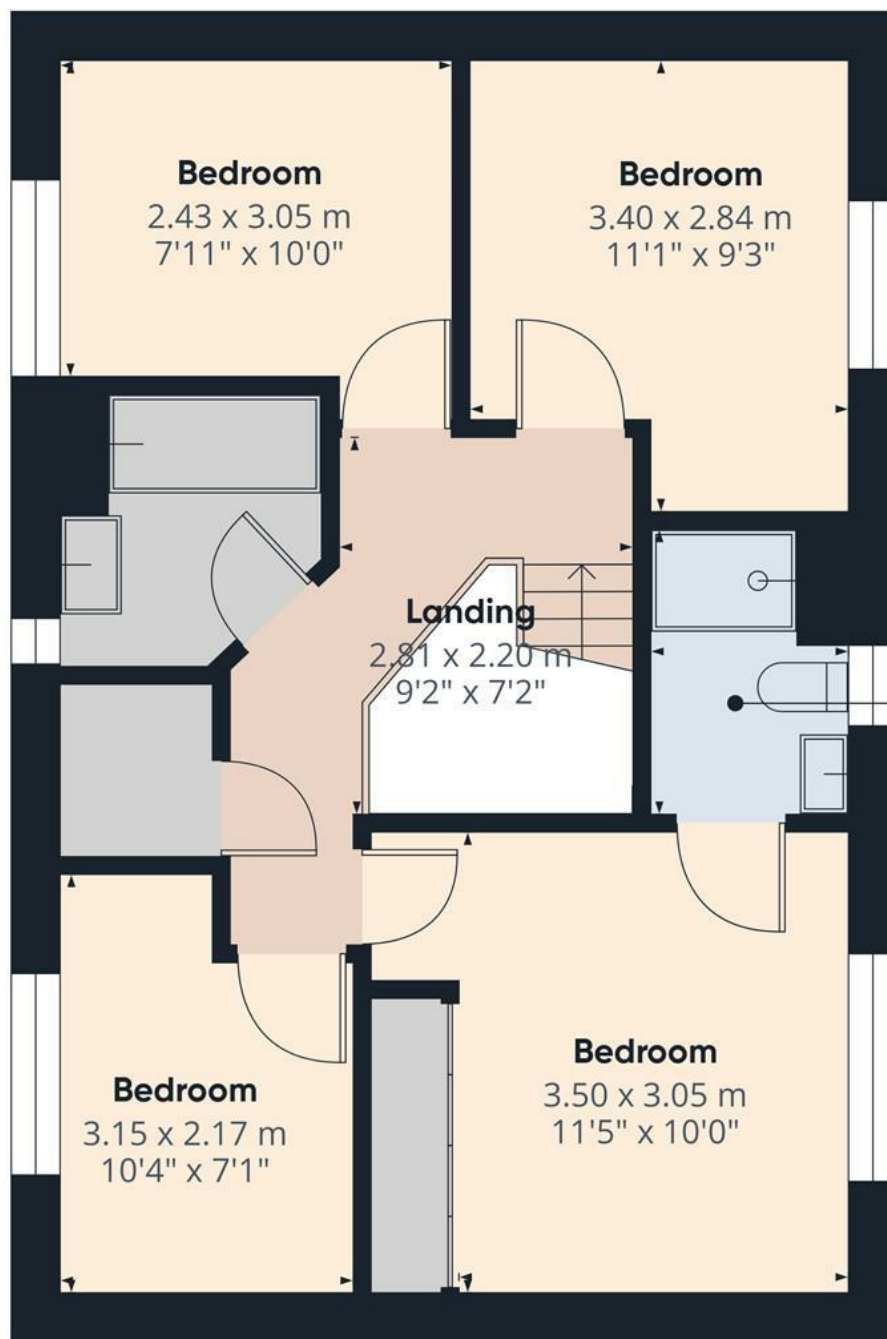


Floor 0

Approximate total area⁽¹⁾
63 m²
679 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Floor 1

Approximate total area⁽¹⁾

49.2 m²
530 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	