



## Woodland Walk, £310,000

- Set over three floors
- Garage
- Excellent public transport links
- Sought-after location
- Ideal family home
- EPC Rating: C



 6  3  2



## About the property

This impressive six-bedroom home arranged over three floors offers spacious and versatile accommodation, ideal for larger families or those seeking flexible living space.

The ground floor comprises a welcoming living room with patio doors opening onto the rear garden. There is a separate dining room, a kitchen, a convenient ground-floor W.C. The property boasts a garage providing additional storage or parking.

The first floor hosts four bedrooms, including a generous principal bedroom benefitting from an en-suite, along with a family bathroom serving the remaining rooms on this level.

The second floor offers a further two bedrooms and a shower room, making it an ideal space for older children, guests, or home office use.

Externally, the property benefits from a rear garden, while the garage and layout across three floors provide both practicality and flexibility. This well-designed home combines generous living space with thoughtful



## Accommodation

### Ground Floor

#### Hall

#### Living Room

19' 7" x 11' 3" ( 5.97m x 3.43m )

#### Dining Room

9' 8" x 11' 6" ( 2.95m x 3.51m )

#### Kitchen

9' 5" x 11' 6" ( 2.87m x 3.51m )

#### W.C

### First Floor

#### Landing

#### Bathroom

#### Bedroom 1

12' 3" x 11' 3" ( 3.73m x 3.43m )

#### En-Suite

#### Bedroom 4

#### Bedroom 5

9' 6" x 10' 4" Into door recess ( 2.90m x 3.15m Into door recess )

#### Bedroom 6

7' x 11' 3" Into door recess ( 2.13m x 3.43m Into door recess )

### Second Floor

#### Bedroom 2

Irregular Shaped Room x ( x )

#### Bedroom 3

Irregular Shaped Room x ( x )

#### Shower Room

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## Floorplan



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