



14 Woburn Way, Claughton-On-Brock

£345,000 Freehold

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Upon approaching this home, you're immediately welcomed by the charm of the lovely neighbourhood it sits within. Positioned on a fantastic corner plot, the property offers excellent curb appeal and an attractive, recently modernised exterior. Inside, it is truly turn-key ready, featuring four well-proportioned bedrooms, including a main bedroom with its own en-suite, ideal for families seeking space, comfort, and modern living.

Perfectly situated in the heart of Cloughton-on-Brock, the home enjoys the benefits of a peaceful, friendly village atmosphere while remaining wonderfully convenient. Local shops are just a short walk away, easily reached through a handy ginnel in only a few minutes. The area is well-regarded for its strong sense of community, lovely rural surroundings, and fantastic nearby schools, making it an excellent place to raise a family.

Cloughton-on-Brock is known for its welcoming village feel, scenic countryside, and well-kept amenities. With attractive walks, green spaces, and a calm pace of life, it offers an appealing blend of rural charm and everyday convenience, providing the perfect setting for a home designed for comfort, practicality, and a high quality of living.

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Hallway

When you enter this home, you are immediately welcomed by a spacious and inviting hallway. There is ample room to place a small piece of furniture, ideal for storing coats and shoes, creating both convenience and charm as you walk through the door. The hallway is beautifully complemented by a stylish glass-balustrade staircase and offers access to a reception room, the downstairs W/C, the kitchen, and the living room. A useful under-stairs storage cupboard adds even more practicality to the space.

Living Room

The living room offers a wonderful space for both relaxing and entertaining. Generous in size, it easily accommodates a full suite of living room furniture, creating a comfortable and versatile setting. A charming gas fireplace forms the focal point of the room, adding warmth and character. Natural light flows in through the front-facing window, while patio doors open directly into the conservatory, enhancing the sense of space. Additional features include wall-mounted radiators, wall lights, and ample electrical sockets for convenience.

Conservatory

Accessed through French from the living room, the conservatory provides a bright and welcoming additional living space. With direct access to the rear garden, it's an ideal spot to enjoy the sunshine throughout the summer months. This generously sized room offers great flexibility, perfect as an extra sitting area or a lovely space for a dining table. The conservatory also benefits from electric sockets for added convenience.

Kitchen

A good-sized, modern white-gloss kitchen featuring a range of wall and base units, offering plenty of storage and generous worktop space. The kitchen is well equipped with an integrated microwave oven, a 5-ring gas hob, dishwasher, and fridge freezer. A window positioned above the sink provides a lovely outlook over the rear garden. Additional features include recessed spotlights and a wall-mounted radiator, creating a bright, practical, and inviting cooking space.

Utility

Flowing seamlessly from the kitchen, the utility room offers a highly practical and convenient space. Finished with matching white-gloss cupboards for a cohesive look, it provides ample additional storage and houses the washing machine. A door leads directly out to the rear garden, making it ideal for everyday household tasks.

Reception Room

This well-proportioned reception room offers outstanding flexibility. While currently presented as a cosy bedroom, it can just as easily function as a second living area, a generous home office, or even a playroom. A large window to the front elevation fills the room with natural light, creating a bright, inviting, and highly adaptable space to suit a variety of needs.

Downstairs WC

The home features a practical downstairs WC, complete with a toilet and sink. A frosted window allows natural light to enter while ensuring privacy, making it a convenient addition to the ground floor.

Landing

The staircase leads up to a well-proportioned landing, providing access to all four bedrooms and the family bathroom.

Bedroom 1

The main bedroom is a superbly spacious and inviting room, easily accommodating a king-size bed along with all essential bedroom furniture. A front-facing window fills the space with natural light, creating a bright and welcoming atmosphere. The room also features a wall-mounted radiator for year-round comfort, and benefits from direct access to its own en-suite bathroom, adding an extra touch of convenience and privacy.

En-Suite

The en-suite to the main bedroom is a fantastic addition, enhancing the sense of privacy and making the room feel like your own personal retreat. This well-proportioned space features a shower cubicle, sink, and WC, along with a frosted window that provides natural light while maintaining privacy. A wall-mounted radiator completes the room, ensuring comfort.

Bedroom 2

The second bedroom is a wonderfully generous double, offering plenty of space for everything you'd expect from a comfortable and stylish sleeping area. A large front-facing window fills the room with natural light, creating a bright and welcoming atmosphere throughout the day. Thoughtfully designed features include a built-in wardrobe/cupboard for convenient storage, a wall-mounted radiator for year-round comfort, and multiple electric sockets for modern living. This is a room that feels both practical and inviting, perfect for family, guests, or a versatile home setup.

Bedroom 3

Overlooking the rear garden, bedroom four is an ideal children's room, bright, comfortable, and perfectly sized for a single bed along with all essential bedroom furniture. Thoughtful touches such as the wall-mounted radiator and conveniently placed electric sockets ensure practicality, while the tranquil garden views create a calming space for rest and play.

Bedroom 4

Bedroom four may be the smallest of the bedrooms, but it still offers ample space for all essential bedroom needs. A rear-facing window provides a pleasant outlook over the garden, filling the room with natural light and creating a calm, cosy atmosphere. The space is finished with a wall-mounted radiator for comfort and conveniently placed electric sockets, making it a practical and versatile room, ideal as a child's bedroom, guest room, or even a home office.

Bathroom

Centrally located among the upstairs bedrooms, the family bathroom is designed for convenience and comfort. It features a full-size bath with an overhead shower, a modern porcelain sink, and a WC, all styled for easy everyday living. A wall-mounted radiator provides warmth, while the frosted window allows natural light to filter through while maintaining complete privacy.

GARDEN

The home boasts a generously sized garden, accessible from both the utility room and the conservatory. Predominantly laid to lawn, it provides a wonderful space for outdoor activities, while a dedicated seating area is perfectly positioned to enjoy the evening sunshine. Being set on a corner plot, the property benefits from a brick wall boundary, offering a sense of privacy and seclusion, making the garden a peaceful retreat for relaxation or entertaining.

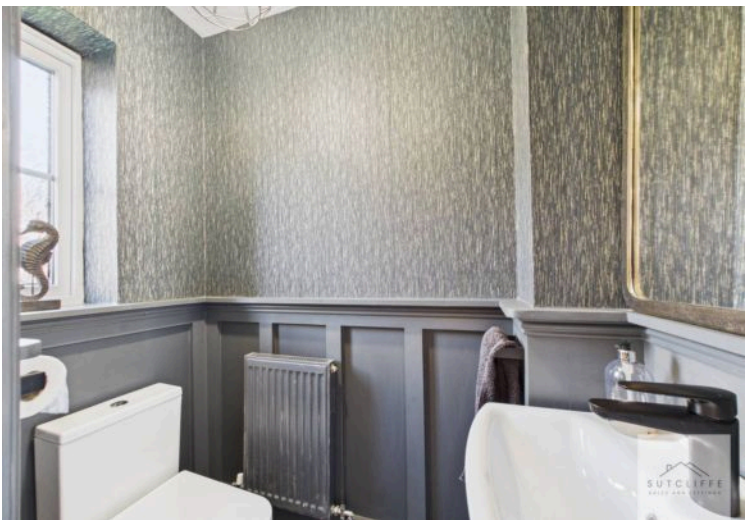
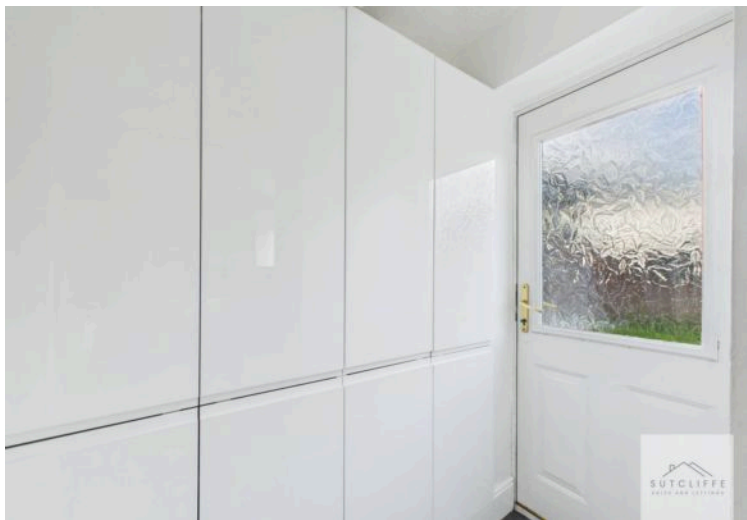
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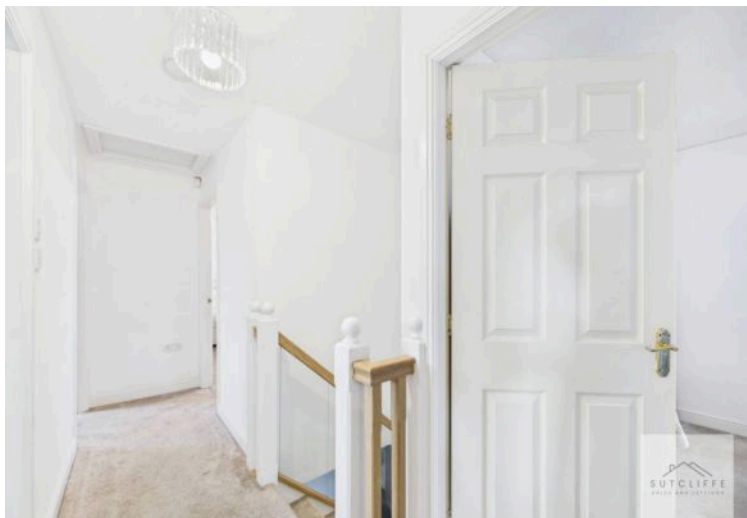
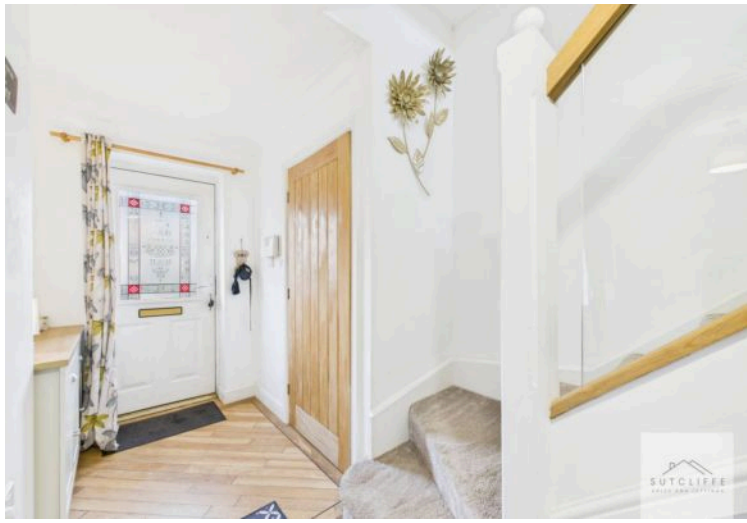
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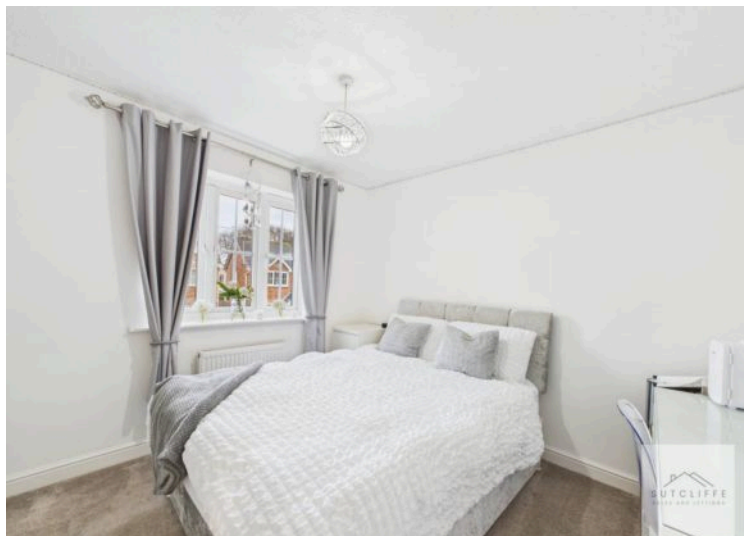
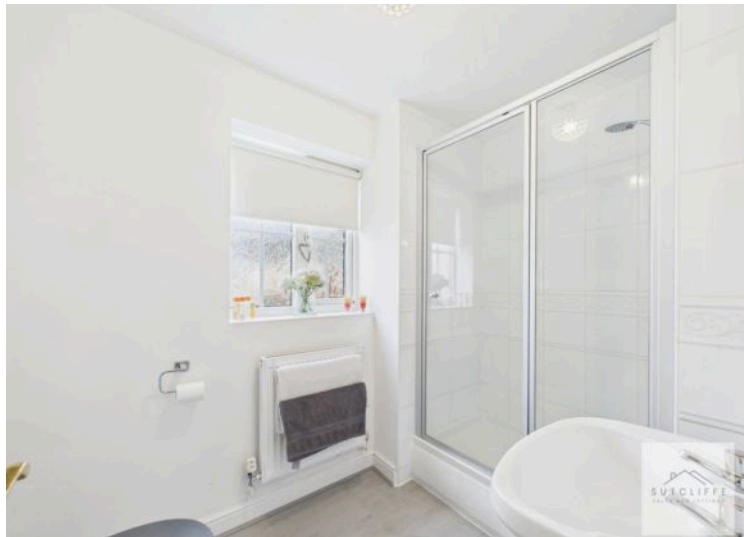
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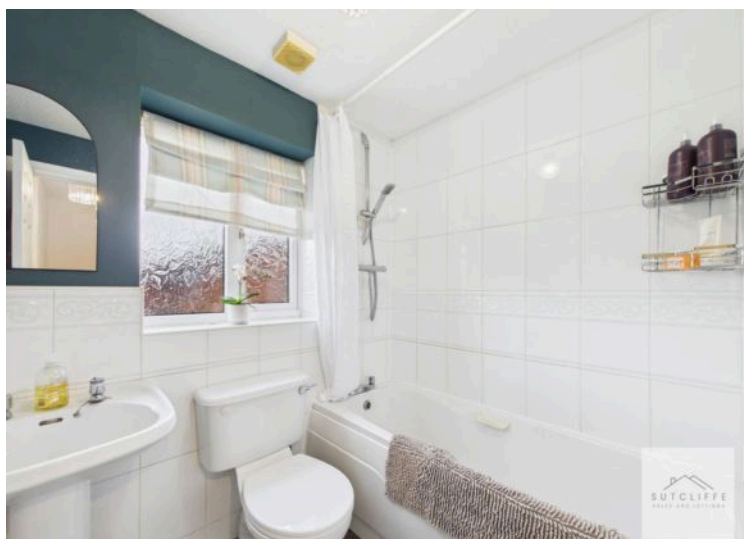
















Approximate total area⁽¹⁾
122.3 m²
1316 ft²

(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.

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