



**Woodall Way,**



**welcome to**

**Woodall Way,**

GUIDE PRICE £340,000 - £360,000 Impressive four bedroom detached property located on this modern development providing great access to Motorway Links. There is an impressive dining kitchen and cosy lounge. Viewings are a must, arrange your viewings today!



### **Hallway**

Having an entrance door, radiator and cloak cupboard.

### **Wc**

Having a wc, sink and heated towel rail.

### **Lounge**

15' 9" x 11' 3" ( 4.80m x 3.43m )

Two front facing double glazed windows and two radiators.

### **Dining Kitchen**

24' 9" x 12' 3" ( 7.54m x 3.73m )

Having a range of wall and base units, inset sink with rolled edge work surfaces. Electric oven and hob with extractor above. Integrated fridge, freezer and dish washer. Space and plumbing for washing machine. Rear facing double glazed window and French doors leads to the rear garden. Radiator.

### **Landing**

Loft access can be accessed via a drop down ladders.

### **Bedroom One**

12' 1" x 10' 1" ( 3.68m x 3.07m )

Having a Juliet balcony and radiator. Radiator and dressing area.

### **En-Suite**

A suite comprising shower cubicle, vanity sink unit and concealed wc. Heated towel rail and rear facing double glazed window.

### **Bedroom Two**

11' 9" x 8' 8" ( 3.58m x 2.64m )

Rear facing double glazed window and radiator.

### **Bedroom Three**

11' 4" x 7' 9" ( 3.45m x 2.36m )

Front facing double glazed window and radiator.

### **Bedroom Four**

8' 1" x 7' 1" ( 2.46m x 2.16m )

Front facing double glazed window and radiator.

### **Bathroom**

A suite comprising bath with shower above, vanity sink unit and wc. Partial tiling to the walls, heated towel rail and front facing double glazed window.

### **Garden**

to the rear of the property is an enclosed lawned garden.

### **Parking**

There are three allocated parking spaces.



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## welcome to Woodall Way,

- Detached property
- Four bedrooms with en-suite
- Cul de sac
- Dining kitchen with French doors
- Charming lounge

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

guide price

# £340,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CPK114788 - 0003

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**william h brown**



**0114 247 1421**



[crystalpeaks@williamhbrown.co.uk](mailto:crystalpeaks@williamhbrown.co.uk)



Unit C1 6 Peak Square, Crystal Peaks,  
SHEFFIELD, South Yorkshire, S20 7PH



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**