



## Woodfield Road, offers over £400,000

- Extended Family Home
- No Ongoing Chain
- Flexible Accommodation
- Cul De Sac
- Sought After Location
- EPC Rating: C



 5  2  2



## About the property

A spacious extended family home offering flexible accommodation offered for sale with no ongoing chain. Situated in a sought after location within close proximity to local shops, schools and amenities. Split over 3 floors the layout comprises; entrance hall, 2 reception rooms and kitchen/ diner to the ground floor, to the basement there is a utility room, cloakroom and bedroom. To the first floor the master bedroom benefits a walk in wardrobe space and en-suite shower room with a further 3 bedrooms and family bathroom. To the outside there is an enclosed low maintenance rear garden and off road parking to the front. This larger than average home has an abundance of potential with how to utilise the space offered for example home working. Viewing is strongly advised to appreciate.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Living Room

12' 9" max x 10' 5" max ( 3.89m max x 3.17m max )

#### Dining Room

15' 7" max x 9' max ( 4.75m max x 2.74m max )

#### Kitchen

16' 8" max x 11' 2" max ( 5.08m max x 3.40m max )

#### Landing To Basement

boiler housed

#### Basement

#### Utility Room

11' 8" max x 11' 2" max ( 3.56m max x 3.40m max )



### **Cloakroom**

sink and w.c.

### **Bedroom 4**

12' 1" max x 11' 2" max ( 3.68m max x 3.40m max )

### **First Floor**

### **Landing**

loft access

### **Bedroom 1**

19' 1" max x 8' 7" max ( 5.82m max x 2.62m max )

walk in fitted wardrobe space, door to bedroom and door to;

### **En-Suite**

shower unit, sink and w.c.

### **Bedroom 2**

11' 9" x 10' 2" ( 3.58m x 3.10m )

fitted wardrobes

### **Bedroom 3**

10' 3" max x 10' 1" max ( 3.12m max x 3.07m max )  
fitted wardrobes

### **Bedroom 5**

8' 6" x 6' 4" ( 2.59m x 1.93m )  
door to storage

### **Bathroom**

bath with over bath shower, sink and w.c.

### **Outside**

To the front there is a driveway creating off road parking and shared steps with neighbouring property to rear garden.

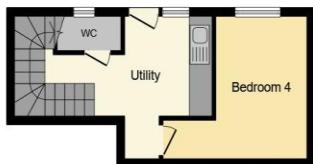
The rear garden is fully enclosed, low maintenance with a shed to remain for storage and side access to front via gate.

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## Floorplan



Lower Ground Floor



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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