





LOVELY THREE BEDROOM SEMI-DETACHED HOUSE occupying a pleasant position on this popular residential development, ideal for a first time buy or family home and an early viewing is recommended. **AVAILABLE WITH NO UPWARD CHAIN** and briefly comprises of entrance hall, spacious living room, kitchen/diner with views over the rear garden, three bedrooms and a bathroom. A **SUPERB LOCATION WITH GREAT ACCESS TO THE MOTORWAY NETWORK.**

ENTRANCE HALL

3' 3" x 4' 1" (1.01m x 1.25m) Providing access to this delightful property in the very popular Woodfield Plantation, via the front facing double glazed frosted door, side facing double glazed window, radiator and door to the living room.

LIVING ROOM

13' 11" x 13' 7" (4.25m x 4.15m) A beautifully presented bright room with front facing double glazed window, radiator, stairs to the first floor landing, storage cupboard beneath the stairs and a decorative feature fireplace.



KITCHEN/DINER

13' 10" x 10' 9" (4.24m x 3.28m) What a fabulous entertaining kitchen/diner with views over the rear garden via the rear facing double glazed window, rear facing double glazed frosted door leading to the patio, fitted kitchen units at eye and base level with rolled top surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with electric oven, extractor hood above, plumbing for a washing machine, space for a fridge/freezer, partially tiled flooring in the kitchen area and a radiator.

STAIRS

Accessed from the living room.

FIRST FLOOR LANDING

8' 7" x 6' 1" (2.62m x 1.87m) Providing access to all first floor accommodation.

BEDROOM

12' 0" x 8' 9" (3.66m max x 2.67m) A deceptively spacious bedroom with built in storage cupboard, fitted wardrobes and benefits from plenty of light from the two front facing double glazed windows and a radiator.

BEDROOM

10' 7" x 7' 8" (3.24m x 2.36m) Further bedroom with views over the rear garden via the double glazed window and a radiator.

BEDROOM

7' 6" x 6' 1" (2.29m x 1.86m) Nicely decorated third bedroom with rear facing double glazed window and a radiator.

BATHROOM

7' 6" x 4' 9" (2.29m x 1.47m) A well presented bathroom with three piece suite comprising of low flush WC, wash hand basin, bath with electric shower unit above, shower curtain rail also mounted above the bath, partially tiled walls, radiator and a side facing double glazed frosted window.







FRONT GARDEN

A small garden benefiting from a mixture of shrubs, gravel bed and providing access to the driveway to the side of the property.

DRIVEWAY

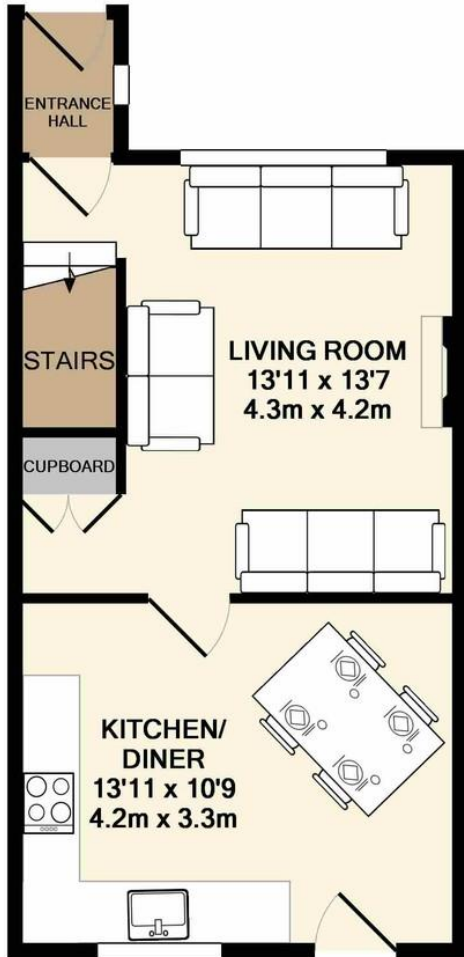
A single driveway providing off street parking and an access gate to the rear garden.



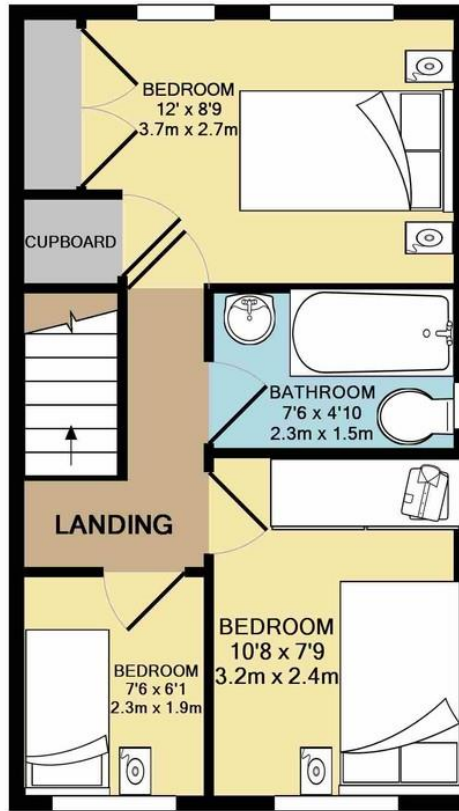
REAR GARDEN

A lovely garden with fence enclosure, side access gate, laid to lawn area with surrounding shrub beds, paved patio ideal for sitting out on and a shed suitable for storage.





GROUND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	