





**IMMACULATELY PRESENTED THREE DOUBLE BEDROOM MID TOWN HOUSE ON WOODFIELD PLANTATION.** A beautiful home in a lovely family location, ideal for access to the M18 and A1M, this delightful house has plenty to offer for all buyers. This deceptively spacious property provides well proportioned accommodation over three storeys and briefly comprises of entrance hall, ground floor bedroom, ground floor shower room/WC, utility room, access to the integral single garage, first floor landing, beautiful living room, open plan kitchen/dining area, second floor landing, master bedroom with ensuite shower room and walk in wardrobe, further double bedroom and a family bathroom. **LOCATED AT THE BOTTOM OF A SMALL CUL DE SAC AND WITH A SOUTH FACING GARDEN, YOU WILL NOT BE DISAPPOINTED WHEN YOU SEE THIS.**

#### **ENTRANCE HALL**

6' 0" x 6' 7" (1.85m x 2.03m) Offering access to this delightful home on Woodfield Plantation via the front facing double glazed frosted door, radiator, laminate flooring, door to the integral garage, storage cupboard and stairs to the first floor landing.

#### **UTILITY ROOM**

7' 10" x 6' 3" (2.39m x 1.91m) A useful room located on the ground floor providing fitted storage units at base level with rolled top surfaces incorporating a single bowl sink with drainer unit, plumbing for a washing machine, tiled flooring, partially tiled walls, radiator, extractor fan and a rear facing double glazed frosted door to the patio in the garden.



### GROUND FLOOR BEDROOM

8' 5" x 7' 10" (2.57m x 2.39m) A spacious double bedroom with rear facing double glazed French doors to the rear garden and a radiator.

### GROUND FLOOR SHOWER ROOM/WC

9' 4" x 2' 9" (2.85m x 0.86m) This room benefits from a white suite comprising of a low flush WC, wash hand basin, shower cubicle, tiled flooring, partially tiled walls, extractor fan and a radiator.

### STAIRS

### FIRST FLOOR LANDING

6' 9" x 8' 9" (2.08m x 2.68m) Providing access to the living room, kitchen/diner and the stairs leading to the second floor landing, plus a radiator.

### LIVING ROOM

14' 8" x 12' 1" (4.49m x 3.70m) A beautiful bright living space offering a comfortable family room with two front facing double glazed windows and two radiators.

### KITCHEN/DINING AREA

14' 7" x 7' 10" (4.47m x 2.39m) A fabulous open plan kitchen/dining area with two rear facing double glazed windows overlooking the south facing garden, modern fitted kitchen units at eye and base level, rolled top surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor above, electric double oven, space for a fridge/freezer, partially tiled splash backs above the work surfaces and a radiator.



### STAIRS

### SECOND FLOOR LANDING

6' 9" x 8' 11" (2.06m x 2.74m) Providing access to the second floor accommodation, including the master bedroom with shower room, family bathroom and a further double bedroom overlooking the rear garden and also benefits from a loft access point.







### **MASTER BEDROOM**

12' 2" x 11' 5" (3.71m x 3.50m) Fabulous master bedroom with walk in wardrobe, front facing double glazed window, radiator and a door to the ensuite shower room.

### **ENSUITE**

6' 0" x 3' 0" (1.84m x 0.93m) Nicely presented ensuite comprising of a low flush WC, wash hand basin, shower cubicle, tiled flooring, radiator, extractor fan and spotlights to the ceiling.

### **BEDROOM**

14' 9" x 8' 3" (4.51m x 2.53m) Further double bedroom with rear facing double glazed window and a radiator.



### **FAMILY BATHROOM**

6' 1" x 5' 6" (1.87m x 1.69m) Lovely bathroom located on the second floor comprising of a white suite with low flush WC, wash hand basin, bath, partially tiled walls, tiled flooring, radiator, extractor fan and spotlights to the ceiling.

### **INTEGRAL SINGLE GARAGE**

16' 5" x 8' 2" (5.02m x 2.49m) Benefitting from an up and over door and an internal access door from the entrance hallway.

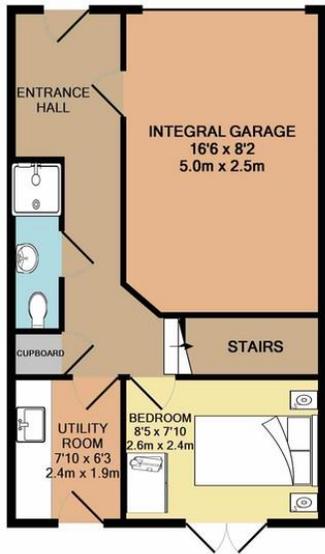
### **FRONT GARDEN AND PARKING**

Off street parking is available on the driveway leading to the single garage.

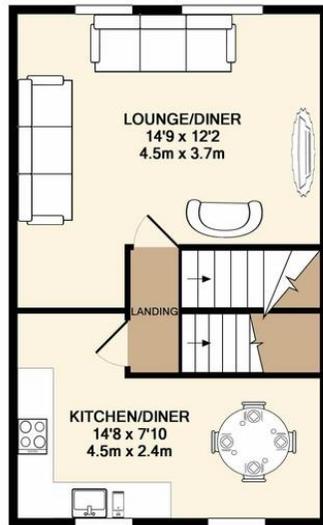
### **REAR GARDEN**

A south facing garden, perfect for those sunny days with the family, the garden is mainly laid to lawn with shrub bed borders, a large patio area ideal for seating/dining, fence enclosed for privacy and a side access gate.

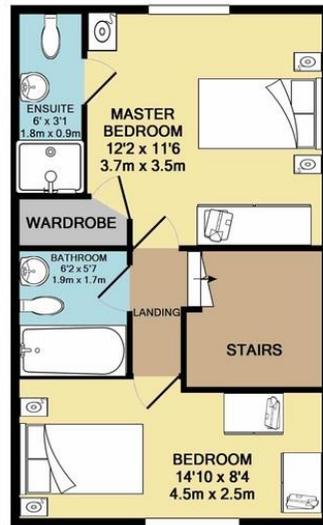




GROUND FLOOR  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(45.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(44.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1452 SQ.FT. (134.9 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 as to their operability or efficiency can be given  
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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	