







*****BEAUTIFULLY PRESENTED DETACHED FAMILY HOME***THREE DOUBLE BEDROOMS ***VILLAGE LOCATION***REFITTED KITCHEN***REFITTED BATHROOM***LANDSCAPED REAR GARDEN*****

We are delighted to offer for sale this stunning three bedroom detached property situated in the village of Woodford Halse. Making an ideal family home the accommodation briefly comprises entrance porch, lounge opening through to dining room, lovely refitted kitchen, UTILITY ROOM and DOWNSTAIRS CLOAKROOM. The first floor boasts three double bedrooms with ENSUITE to the principal room and superb refitted bathroom. Outside there is off road parking, front garden and landscaped rear garden. The garage is currently divided and used as storage to the front and a gym to the rear. Viewing is advised to fully appreciate this lovely home. EPC - TBC

Entered Via

A Upvc double glazed door with outside courtesy light to one side into :-

Entrance Hall

5' x 2'10" (1.52m x 0.86m) Finished with tiled floor, coving to ceiling, Upvc double glazed window to front aspect, personnel door to garage, part glazed door to :-

Lounge

14'2" x 10'10" (4.32m x 3.3m) A beautifully presented room that sets the scene for this lovely family home, fitted with wood laminate flooring and coving to ceiling, given added character with the foot of stairs rising to first floor with white spindled balustrading, double panel radiator, double width door way to :-

Dining Room

12' (3.66) Reducing to 9'7" (2.92) x 8'1" (2.46) A good size room linking the lounge to the kitchen finished with tiled floor and coving to ceiling, double glazed patio doors to garden, single panel radiator

Kitchen

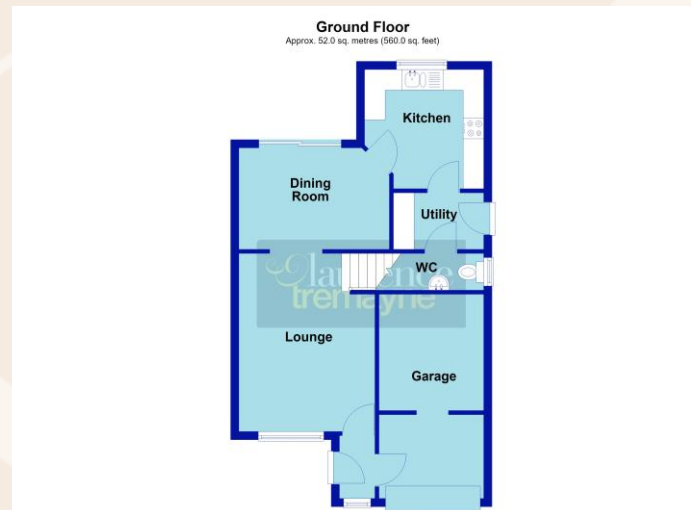
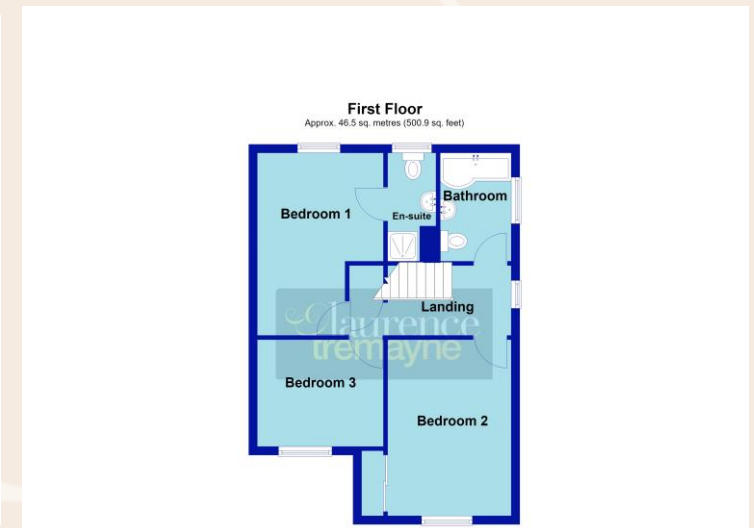
9'6" x 9'6" (2.9m x 2.9m) A superb room which has had a replacement kitchen fitted in 2022. Fitted with an ample range of both base and eye level units given added character with curved end cabinets, included in the kitchen are glazed display units with over lighting and wide pan drawers. Inset stainless steel square sink unit with mixer tap over, inset AEG induction hob with extractor fan over, built in AEG stainless steel double oven, built in dishwasher, built in fridge and freezer, 'Apollo Magma' square edge worksurfaces over to three walls with matching upstands, under unit lighting, inset downlighters and tiled floor, 6ft vertical radiator, door to :-

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Superior
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Landing

12'5" x 6' (3.78m x 1.83m) A spacious central landing with white spindled gallery, airing cupboard housing gas boiler, access to loft, coving to ceiling, Upvc double glazed window to side aspect, doors to all rooms

Bedroom One

14'6" (4.42) x 9'8" (2.95) Reducing to 6'9" (2.06) A good size principal bedroom with Upvc double glazed window to rear aspect with single panel radiator under, door to :-

Ensuite Bathroom

8'4" x 3'8" (2.54m x 1.12m) Fitted with a three piece suite comprising of shower cubicle with concertina folding door, pedestal wash hand basin and close couple WC, wood effect vinyl floor, half height wall tiling, shaver point, extractor fan, single panel radiator, Upvc double glazed window to rear aspect

Bedroom Two

13'6" x 9'5" (4.11m x 2.87m) A generous second bedroom complete with built in double wardrobe to one corner with sliding mirror fronted doors, Upvc double glazed window to front aspect with single panel radiator under

Bedroom Three

9'8" x 0'8" (2.95m x 0.2m) A third double bedroom, Upvc double glazed window to front aspect with single panel radiator under

Bathroom

8'3" x 5'6" (2.51m x 1.68m) A beautifully refitted bathroom complete with shower bath with both fixed and flexi shower attachments, pedestal wash hand basin and close couple WC with featured tiling, chrome heated towel rail, tiled floor, Upvc double glazed window to side aspect

Utility Room

7'2" x 4'6" (2.18m x 1.37m) A practical utility room fitted with matching full height unit and work surface to one wall, continuation of tiled floor, space and plumbing for washing machine, hanging space for coats, Upvc double glazed door to garden, door to :-

WC

10'3" x 2'11" (3.12m x 0.9m) A spacious cloakroom fitted with a two piece suite comprising close couple WC and wall mounted wash hand basin with tiled splashback, continuation of tiled floor, single panel radiator, Upvc double glazed window to side aspect



Outside

Front

A shaped block paved driveway provides off road parking for two cars, small hedge boundary to one side and gravelled border to the other, gated access to rear.

Rear

A lovely landscaped rear garden. A good size paved patio area for seating sits adjacent to the property with the remainder of the garden being mainly laid to lawn. There are well stocked raised borders housing a wide variety of plants and shrubs with a timber shed sitting in one corner. All enclosed by timber panel fencing.

Garage

The garage has been divided by a stud wall. The front is currently being used as storage and the rear as a gym. It could be used as a garage again simply by the removal of the stud wall.

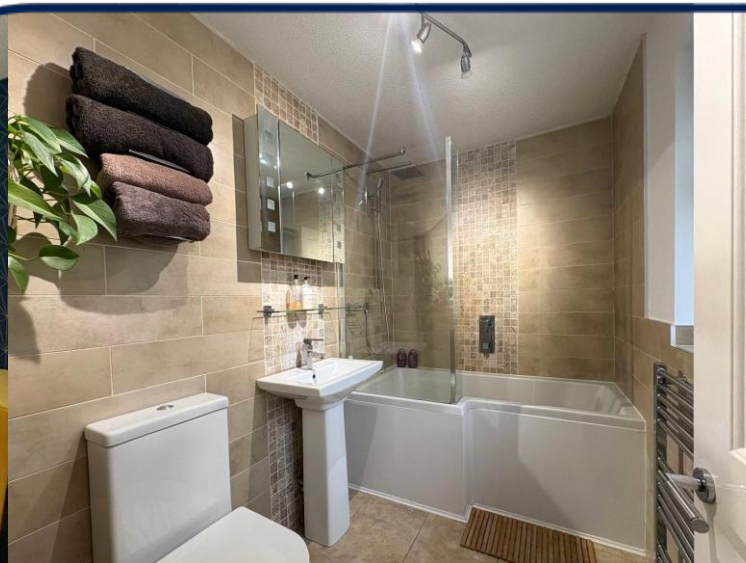


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**Viewing strictly by
appointment with
the agent**

AGENTS DISCLAIMER

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request. "YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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2 floorplans available
on our **Website**



23 photos available on
our **Website**