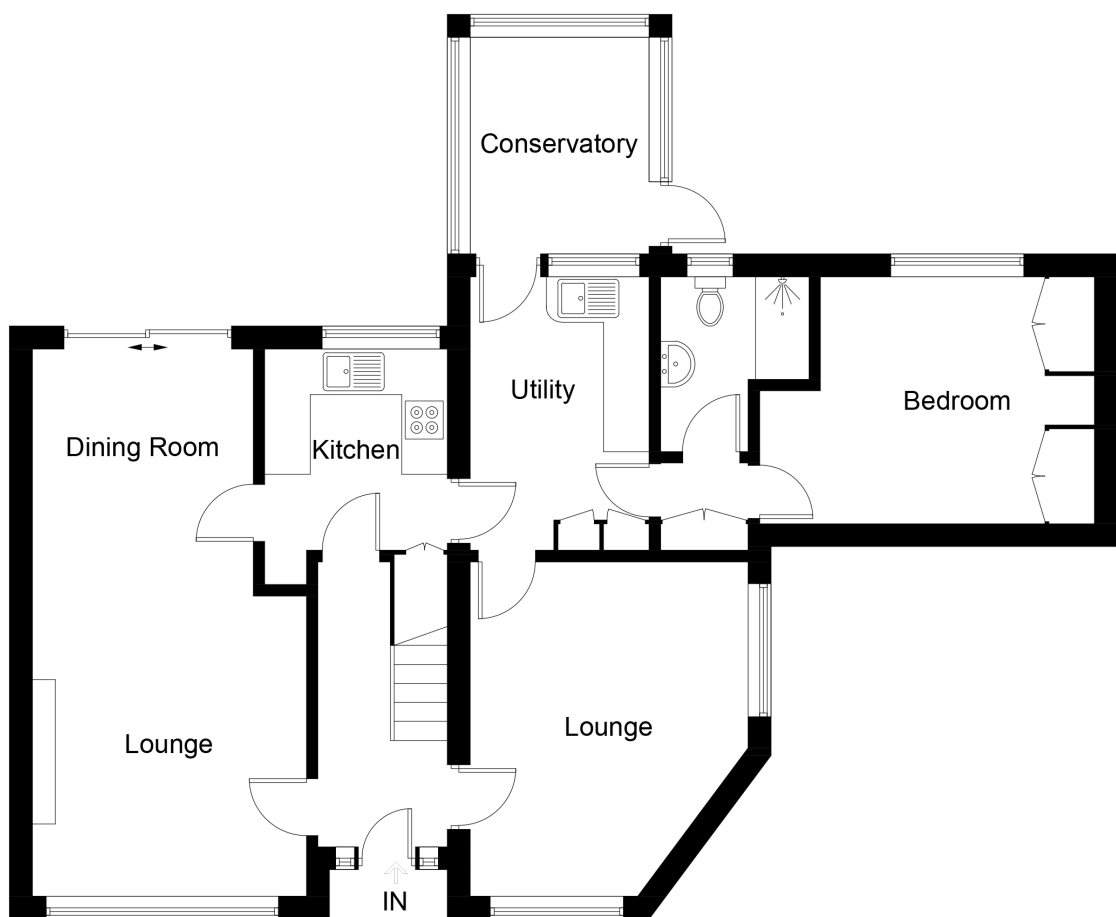


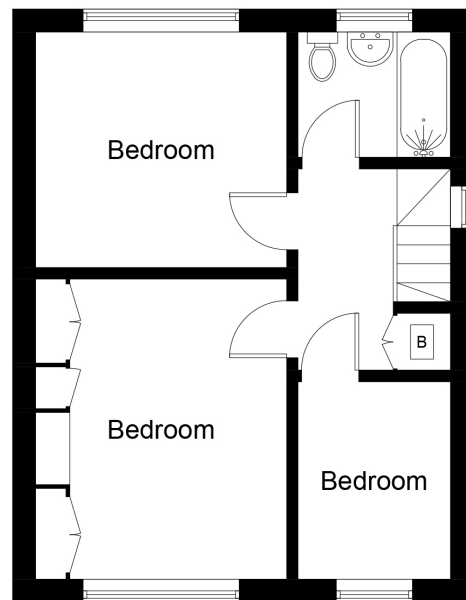


6 Woodland Road

Approximate Gross Internal Area = 130.3 sq m / 1402 sq ft



Ground Floor



First Floor

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | 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, Scotland & Wales | | 71 | 82 |
| | | EU Directive 2002/91/EC | |

For illustrative purposes only. Not to scale. ID1032373
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision



A delightful, extended semi detached family home located in an established and sought after position within close proximity of the town centre and local amenities. Sitting on an absolutely delightful and larger than average South facing plot, this unique home offers space and flexibility in abundance, with scope to develop further, subject to relevant planning permissions. The extension was originally built as an annexe for dependent relatives and could still be used for that purpose if required. Offered in well presented condition, the accommodation briefly comprises; Entrance Hall, Lounge/Dining Room, Conservatory, Kitchen, Utility Room and Shower Room, Ground Floor Bedroom/Reception Room and Study/Playroom, three Bedrooms and Family Bathroom. Outside, a block paved driveway, detached Garage and fabulous South facing gardens complete the picture.



ROOM DESCRIPTIONS

Entrance Hall
Entered via UPVC double glazed door with glazed panels either side. Stairs rising to first floor accommodation with storage cupboard below. Radiator. Doors to Lounge, Study/Playroom and Kitchen.

Lounge/Dining Room
Fabulous dual aspect open plan room.

Lounge
11' 11" x 11' 10" (3.63m x 3.61m)
Feature fire place with gas fire inset. Radiator. UPVC double glazed picture window to front. Opening to Dining Room.

Dining Room
10' 2" x 9' 6" (3.10m x 2.90m)
Radiator. UPVC double sliding patio doors to rear Garden. Door to Kitchen.

Kitchen
8' 3" x 8' 1" (2.51m x 2.46m)
Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Larder cupboard. Spaces for oven and fridge/freezer. Vinyl flooring. UPVC double glazed window to rear. Doors to Utility Room and Entrance Hall.

Utility Room
11' 8" x 7' 9" (3.56m x 2.36m)
Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Cupboard housing immersion tank. Vinyl flooring. UPVC double glazed window to rear. UPVC double glazed door into Conservatory and door to Study/Playroom. Door to Inner Hall.

Conservatory
Of dwarf wall and UPVC double glazed construction. Vinyl flooring and UPVC double glazed door to garden.

Inner Hall
Full height, double width storage cupboard. Doors to ground floor Bedroom and Shower Room.

Shower Room
Fully tiled and fitted with a white suite comprising; large shower unit with electric shower, pedestal wash basin and low level W.C. Heated towel rail and vinyl flooring. UPVC double glazed window to rear.

Ground Floor Bedroom
12' 8" to wardrobe fronts x 10' 7" (3.86m x 3.23m)
Fitted with a range of wardrobes. Radiator. UPVC double glazed window to rear.

Study/Playroom
13' 9" x 11' 11" max (4.19m x 3.63m) max
Dual aspect with UPVC double glazed windows to front and side. Radiator.

Landing
UPVC double glazed window to side. Loft access with ladders. Airing cupboard housing 'Baxi' combi boiler. Doors to all Bedrooms and Family Bathroom.

Bedroom 1
12' 9" x 9' 4" to wardrobe fronts (3.89m x 2.84m)
Fitted with a comprehensive range of fitted furniture to include wardrobes and dressing table. Radiator. UPVC double window to front.

Bedroom 2
11' 0" x 10' 1" (3.35m x 3.07m)
A range of fitted wardrobes. Radiator. UPVC double glazed window to rear.

Bedroom 3
6' 0" x 8' 4" (1.83m x 2.54m)
Radiator. UPVC double glazed to front.

Family Bathroom
6' 9" x 5' 4" (2.06m x 1.63m)
Fully tiled and fitted with a white suite comprising; panelled bath with mixer tap, shower attachment and glazed screen, pedestal wash hand basin and low level W.C. Heated towel rail and radiator. Vinyl floor and UPVC double glazed window to rear.

Rear Garden
A larger than average corner plot garden which enjoys a glorious South facing aspect. Enclosed by timber panel fencing and natural hedging with gated access to the front, the garden is predominantly laid to lawn with patio and pathways plus a barked area to one side. The garden has two mature Apple trees along with an abundance of other mature plants and shrubs. Outside tap and light. Included in the sale are; greenhouse, timber shed and water butts.

Front Garden
Laid to lawn with natural hedging and block paved driveway to Garage with pathway to property.

Garage
Up and over door to front. UPVC double glazed window and door to the rear. Power connected.

Tenure & Council Tax
Tenure - Freehold
Council Tax Band - D

