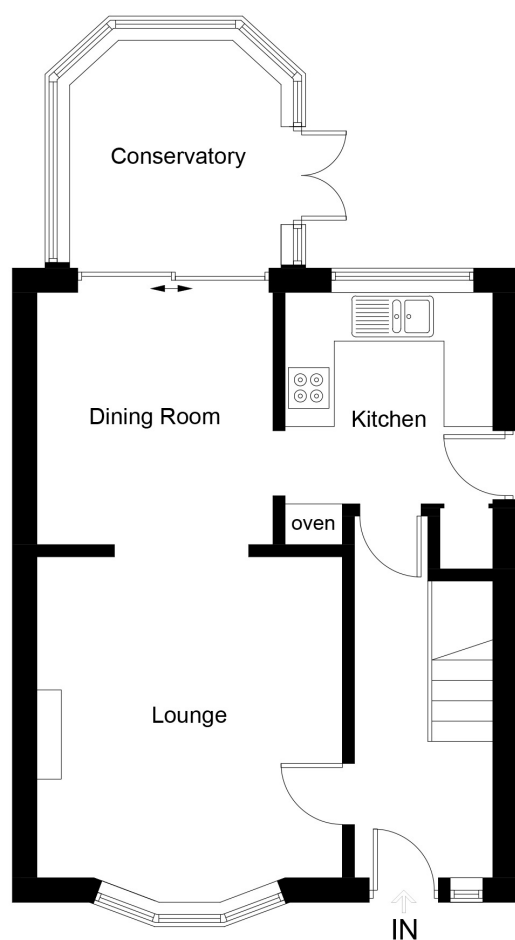


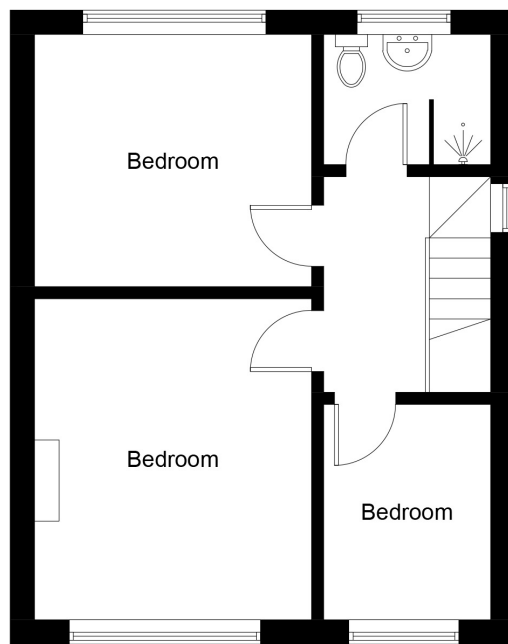


## 48 Woodland Road

Approximate Gross Internal Area = 89.2 sq m / 960 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1234784

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	66	77
	EU Directive 2002/91/EC	





This generous sized three bedroom semi detached house occupies a superb plot in this popular Cul de Sac of similar styled homes. Located within easy reach of the town centre, public transport links and local schools, this traditional style house has many attributes including a newly re-felted and batoned roof, three good sized Bedrooms and established Gardens to name a few. Built in 1965 and offered for sale with no onward chain, the well presented, light airy accommodation briefly comprises; Entrance Hall, Sitting Room, Dining Room, Conservatory and Kitchen, three Bedrooms and Family Shower Room. Outside, there are well maintained Gardens to the front and rear, ample driveway parking and carport which houses a Cloakroom/Utility Room.



ROOM DESCRIPTIONS

**Entrance Hall**  
Entered via UPVC double glazed door with full height glazed panel to side. Stairs to first floor accommodation with useful storage cupboard below. Radiator. Doors to Sitting Room and Kitchen.

**Sitting Room**  
12' 11" x 11' 11" (3.94m x 3.63m)  
Feature fireplace with wooden mantle, tiled back plate and Granite hearth with inset electric, coal effect fire. Radiator and UPVC double glazed picture window to front. Opening to Dining Room.

**Dining Room**  
9' 11" x 9' 5" (3.02m x 2.87m)  
Radiator. Door to Kitchen and UPVC double glazed sliding patio doors to Conservatory.

**Conservatory**  
10' 6" x 9' 1" (3.20m x 2.77m)  
Of dwarf wall and UPVC double glazed construction with tiled floor covering, ceiling light and French doors to the rear garden.

**Kitchen**  
8' 6" x 8' 3" (2.59m x 2.51m)  
Fitted with a range of wall and base units with square edge work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Built in eye level electric double oven and electric hob with extractor. Space for fridge/freezer. Radiator and vinyl flooring. UPVC double glazed window to rear and UPVC double glazed door to side.

**Landing**  
Loft access with fitted ladders to newly felted and batoned roof and the combi boiler. UPVC double glazed window to side. Doors to all Bedrooms and Family Shower Room.

**Bedroom 1**  
12' 11" x 9' 3" to wardrobe fronts (3.94m to wardrobe fronts x 2.82m)  
Fitted with an extensive range of wardrobes and drawers. Radiator and UPVC double glazed window to front.

**Bedroom 2**  
11' 1" x 9' 11" (3.38m x 3.02m)  
Radiator. UPVC double glazed window to rear.

**Bedroom 3**  
8' 1" x 6' 8" (2.46m x 2.03m)  
Radiator. UPVC double glazed window to front.

**Family Shower Room**  
6' 8" x 5' 4" (2.03m x 1.63m)  
Fully tiled and fitted with a white suite comprising; large walk in shower with rainfall shower head, pedestal wash basin and low level W.C. Heated towel rail, vinyl floor covering and extractor. UPVC double glazed window to rear.

**Front Garden**  
Enclosed by low stone wall the frontage is hard landscaped for ease of maintenance. The area comprises a large Tarmac driveway providing ample off street parking whilst the remainder is laid to ornamental gravel and shrubs.

**Carport**  
19' 0" x 10' 3" (5.79m x 3.12m)  
A useful dry and sheltered storage area access via double gates to the front and a UPVC double glazed door to the rear. Door to Cloakroom/Utility area where there is a W.C and space and plumbing for washing machine.

**Rear Garden**  
Fully enclosed by timber panel fencing, this delightful, established garden is predominantly laid to patio and lawn edged with mature shrub and floral borders. There is a second patio and pergola to the rear of the garden providing a perfect seating area. Greenhouse and timber shed. Outside tap.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: C

