

3 Bedroom(s), Semi-Detached House,

10 Woodfield Way, Woodfield Plantation,



- 3D Virtual Tour Available
- Well Presented Semi Detached Family Home
- Ground Floor Toilet
- Third Bedroom on Second Floor with En Suite
- Lounge
- Open Plan Kitchen Diner
- Two Bedrooms on the First Floor
- Driveway and garden to the Rear

£220,000
For Sale

Book your viewing today Tel: 01302 247754

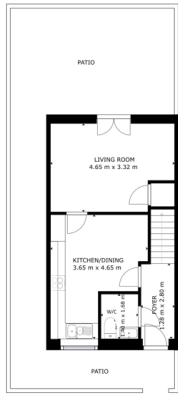
Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

This has been a great home for our growing family, giving teenagers their own space in generously sized double bedrooms and plenty of quiet space for grown ups too. We have loved having a sitting room overlooking the garden which isn't really overlooked and is just the right size. The Dominion Development continues to grow in popularity for first time buyers and growing families, with walks, schools, supermarkets and other amenities close by.

Ground Floor

Floor Plan



GRAND TOTAL AREA
GROUND FLOOR: 37.42 SQ METRES (80.14 SQ FT) FIRST FLOOR: 52.27 SQ METRES (113.11 SQ FT) TOTAL: 89.69 SQ METRES (193.25 SQ FT)
MEASURED ACCORDING TO R.I.C.S. SURVEYING REGULATIONS 2018

Matterport

Lounge



Kitchen Diner



Ground Floor Toilet

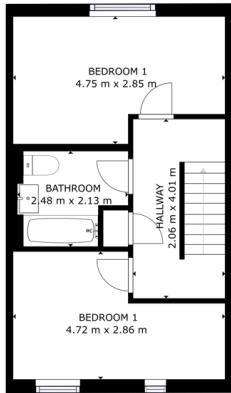


Bedroom



First Floor

Floor Plan



OFFICE PROPERTY AREA
 GROUND FLOOR: 37.42 sq. METERS FLOOR: 38.28 sq. METERS FLOOR: 31.27 sq.
 TOTAL AREA: 106.97 sq. METERS
 TOTAL: 107.08 sq. METERS
BASED ON DIMENSIONS AND APPROXIMATE, ACTUAL MAY VARY.

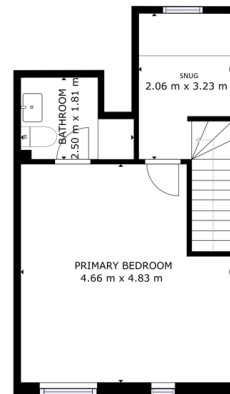


Family Bathroom



Second Floor

Floor Plan



OFFICE PROPERTY AREA
 GROUND FLOOR: 37.42 sq. METERS FLOOR: 38.28 sq. METERS FLOOR: 31.27 sq.
 TOTAL AREA: 106.97 sq. METERS
 TOTAL: 107.08 sq. METERS
BASED ON DIMENSIONS AND APPROXIMATE, ACTUAL MAY VARY.



Bedroom



Bedroom With En Suite Bathroom



Snug



External

Front Aspect



Rear Garden



Property Information Form

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No



Space Heating System - Gas Boiler with radiators (Combi)
Approximate Heating System Installation Date -
Water Heating System - Gas combi boiler
Approximate Water Heating Installation Date -
Boiler Location - Kitchen
Approximate Electrical System Installation Date - When the house was built - 2014
Approximate Electrical System Test Date -
Fires/Heaters - None
Permanent Loft Ladder - Yes
Loft Insulation - Yes
Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	