



9 Woodland Hills,
Madeley



OneAgency

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Guide Price £650,000

A truly impressive detached property, offering high quality contemporary living accommodation, set in approximately half an acre of established gardens with far reaching views from the rear. The property offers the perfect balance of outdoor and indoor living with a large balcony area to the rear which can be accessed from Bi-fold doors from both the living area and the stunning kitchen. The property also benefits from under floor heating to the kitchen and gas central heating which is controlled by a Nest thermostat system. An internal viewing is essential to fully appreciate this outstanding property.





GROUND FLOOR

HALLWAY

Oak floor, door to front.

CLOAKS

SHOWER ROOM

Double glazed window to side, shower cubicle with mains shower, WC and hand wash basin, heated towel rail, tiled floor, tiled walls.

STUDY

3.55m x 3.05m (11' 8" x 10' 0") Double glazed window to rear, radiator, oak floor.

LOUNGE

4.86m x 7.16m (15' 11" x 23' 6") Oak floor, bi-fold doors onto rear balcony, two radiators, multi fuel burner, two double glazed windows to front.

INNER HALL

Vertical radiator, stairs to bedroom two.

DINING ROOM

3.12m x 2.84m (10' 3" x 9' 4") Double glazed window to rear, vertical radiator, Karndean floor.

KITCHEN

7.00m x 5.16m (23' 0" x 16' 11") Bi-fold doors onto rear balcony, vaulted ceiling, breakfast island with sink and drainer unit, integral drinks fridge and dishwasher. Fitted with a range of wall, base and drawer storage units, rangemaster extractor fan, integral Bosch double oven, integral fridge and freezer. Under floor heating.

UTILITY

Double glazed window to front, space for dryer, plumbing for automatic washing machine, stainless steel sink and drainer unit with mixer tap, range of fitted storage.

BEDROOM TWO

3.24m x 4.39m (10' 8" x 14' 5") Two double glazed windows to front, radiator, two velux windows.

EN SUITE SHOWER ROOM

Shower cubicle with mains shower, WC and hand wash basin, heated towel rail, tiled floor, tiled walls.

LOWER FLOOR

GARAGE

3.28m x 5.39m (10' 9" x 17' 8") Power and lighting, electric door.

HALL

Under stairs storage.

BEDROOM ONE

3.83m x 4.54m (12' 7" x 14' 11") Bi-fold doors to rear, radiator.

EN SUITE BATHROOM

Mains shower, double glazed window to side, WC, hand wash basin and bath, heated towel rail.

BEDROOM THREE

4.20m x 5.97m (13' 9" x 19' 7") Bi-fold doors to rear, radiator, fitted wardrobes.

BATHROOM

Bathroom suite comprising of bath, WC and hand wash basin, tiled walls, tiled floor, heated towel rail.

BEDROOM FIVE

3.33m x 5.21m (10' 11" x 17' 1") Double glazed window to rear, radiator.

BEDROOM FOUR

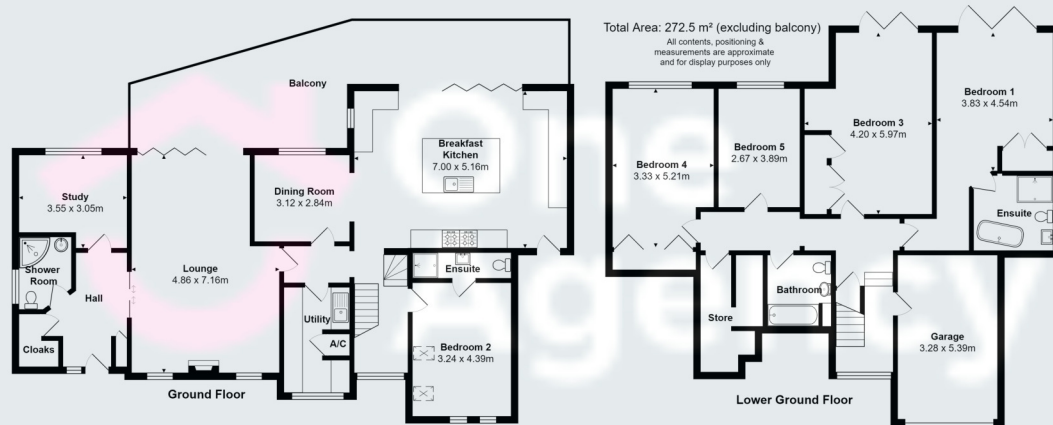
2.67m x 3.89m (8' 9" x 12' 9") Double glazed window to rear, fitted wardrobes, radiator.

STORAGE ROOM

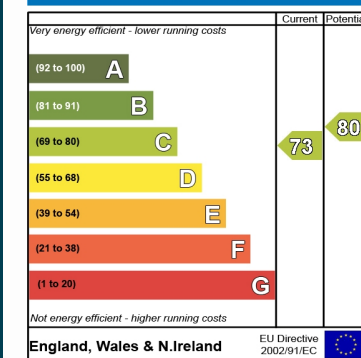
Radiator.

OUTSIDE

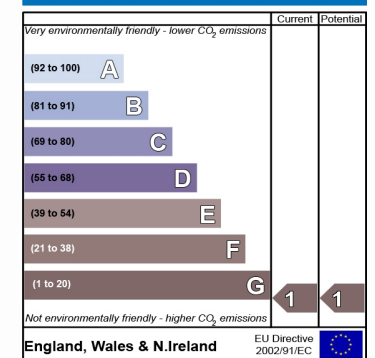
Set in approximately half an acre of established mature gardens with large balcony area to the rear with open views. Ample off road parking and garage.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



OneAgency, 9 & 10 Ridge House Drive, Festival Park, Stoke-on-Trent, ST1 5SJ

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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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