



Woodland Park Road, offers in excess of £275,000

- Detached
- Garage
- Filled with natural light
- Brilliantly located
- Council tax band E
- EPC Rating: C



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About the property

A well-presented detached family home situated in a highly sought-after location, conveniently close to local shops, parks, and well-regarded schools.

The ground floor offers a welcoming living room, ideal for relaxing and entertaining, along with a separate dining room that benefits from direct access to the rear garden, creating a perfect space for family meals and indoor-outdoor living. The kitchen is well-proportioned and functional, providing ample storage and workspace.

On the first floor, the property comprises three generously sized double bedrooms, all offering comfortable accommodation. A family bathroom and separate toilet complete this level.

Externally, the house enjoys a delightful private garden, ideal for outdoor relaxation and entertaining. To the front, there is a driveway providing off-road parking for two cars, in addition to a garage offering further storage or parking options.

Further benefits include its desirable setting with easy access to everyday amenities and transport links, making it an excellent choice for families and commuters alike.

Council Tax Band: E.



Accommodation

Entrance Hallway Living Room

17' 5" x 11' 6" (5.31m x 3.51m)

Dining Room

11' 6" x 8' 6" (3.51m x 2.59m)

Kitchen

11' 6" x 8' 6" (3.51m x 2.59m)

Landing

Bedroom 1

15' 1" x 10' 10" (4.60m x 3.30m)

Bedroom 2

11' 6" x 8' 6" (3.51m x 2.59m)

Bedroom 3

8' 6" x 8' 6" (2.59m x 2.59m)

Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

Toilet

Garden

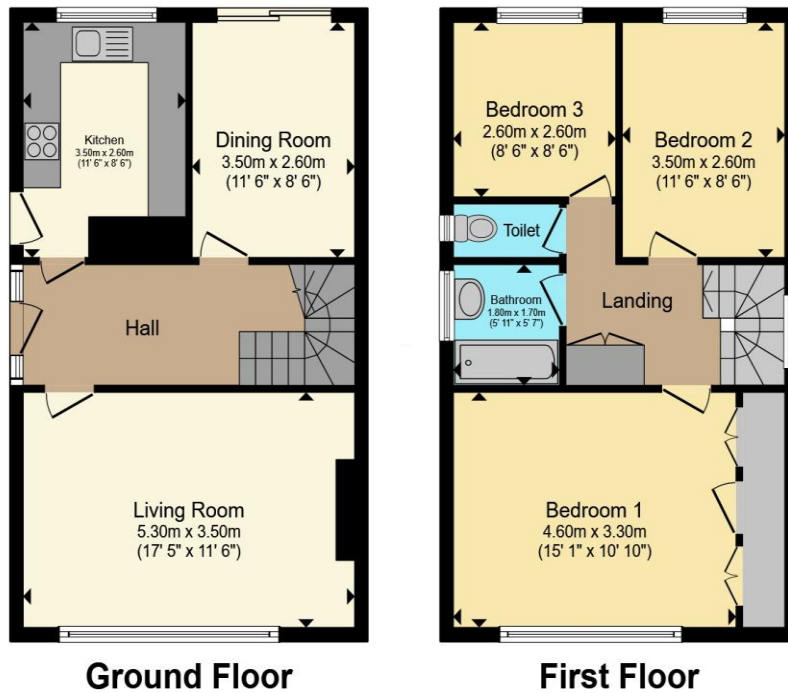
Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

01633 221892

newport@peteralan.co.uk

Floorplan



Total floor area 95.4 m² (1,027 sq.ft.) approx

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