



**WOOLDEN WAY,
ANSTEY LE7 7UZ**

**£450,000
FREEHOLD**

This Fairview design by Bloor Homes offers spectacular accommodation to include high specification throughout. Immaculately presented 3 bedroom detached family residence. Versatile interior not to mention flooring and integrated appliances and stunning professionally landscaped garden. Quiet cul de sac location with friendly community spirit within walking distance of Bradgate Park and Copston Reservoir. Garage, off-road parking and desirable open-plan style living to include beautiful galleried landing and double height entrance hallway. Book your viewing quickly, this will not be on the market long.

EDWARDS
SALES AND LETTINGS

WOOLDEN WAY

Immaculate Bungalow | 3 large bedrooms |
Quality fixtures and fittings throughout | Large
kitchen/dining room | Fabulous landscaped garden
| Open plan living/dining/kitchen | PVCu double
glazing | Energy efficient | Excellent plot and
location | garage and off-street parking



PROPERTY SUMMARY

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FULL DETAILS

Occupying a prominent plot and position allowing road-free access to both Woolden Hill primary school and Martin High School this stunning residence is in move in condition. Situated in a quiet residential setting with no through traffic, off-street parking for three cars and professionally landscaped, south facing rear garden with a choice of patio seating and tranquil pond to make the most of out-door entertaining.

The accommodation, in brief, comprises impressive, double height, light filled entrance hall leading to all downstairs rooms including stunning open plan living/dining/kitchen space with direct access to the garden via French patio doors to the garden beyond. This impressive and versatile area is generously proportioned and provides great entertaining on all levels. The kitchen incorporates integrated dishwasher, double Bosch ovens, hob and extractor fan, large larder pantry cupboard and contemporary base, wall and drawer units with laminate wood surfaces and dimmable lighting. There is ample space for a dining table and chairs and large

double doors leading to the living room with bay window to front aspect. Further accommodation on the ground floor includes the spacious third bedroom with French doors to the garden and ensuite with bath and separate shower unit, a second sitting room with bay window to front aspect which could be used as a 4th bedroom, downstairs WC and utility/airing cupboard for washing machine. Amtico flooring and contemporary decor and thermostatically zoned heating allows for modern living at its finest.

Upstairs comprises two double bedrooms to front and rear aspect, bedroom one with huge mirrored built-in wardrobes, a modern and contemporary shower room, installed with quality fixtures and fittings and a galleried landing that currently is used as an office space. Quality carpeting throughout the first floor and UPVc energy efficient windows throughout the property. The disability friendly design of this modern home is sure to appeal to buyers across the spectrum.

Strategically well placed for M1/M42, A6. Regular public transport facilities to Nottingham, Derby, Leicester. Loughborough train station with direct link to London St Pancras from 1h 14m. Easy access to East Midlands Airport. Close to Bradgate Park, Copston Reservoir and the Charnwood Forest.

KITCHEN/DINER

14' 10" x 12' 11" (4.52m x 3.94m)

LIVING ROOM

16' 2" x 11' 6" (4.93m x 3.51m)

SITTING ROOM

11' 8" x 11' 8" (3.56m x 3.56m)

BEDROOM ONE

18' 6" x 11' 9" (5.64m x 3.58m)

BEDROOM TWO

13' 3" x 12' 0" (4.04m x 3.66m)

BEDROOM THREE

15' 8" x 8' 6" (4.78m x 2.59m)

GALLERIED LANDING

GENERAL NOTES

Please contact Clare, Katie or Dominique to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

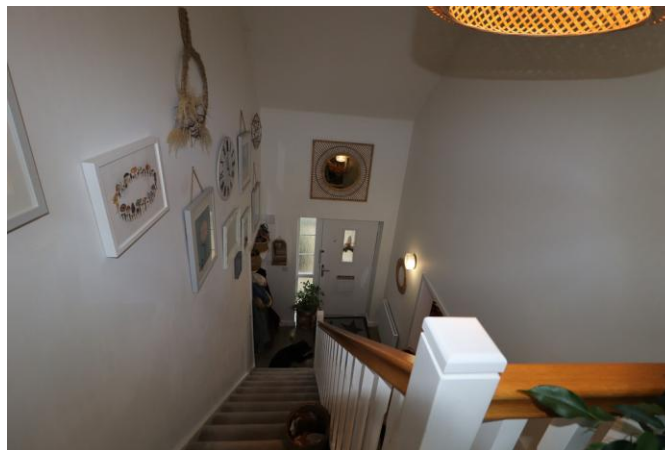
We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

WOOLDEN WAY







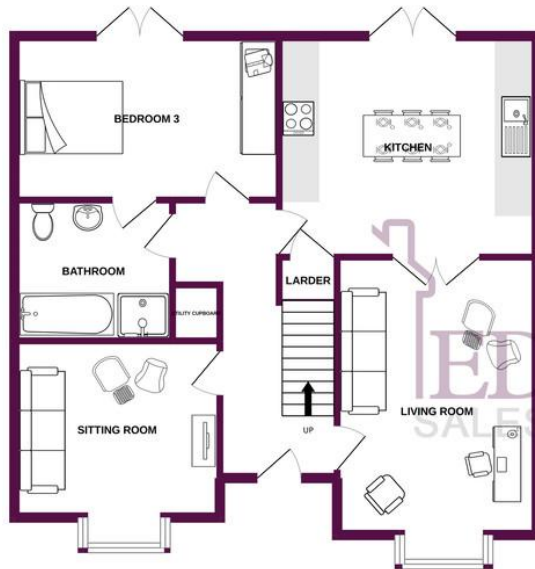
WOOLDEN WAY

ADDITIONAL INFORMATION

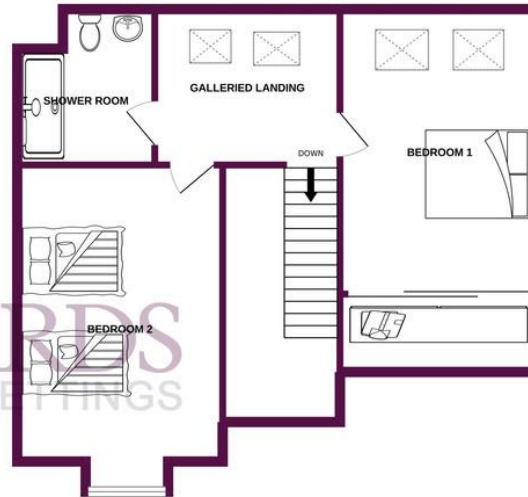
- Local Authority** – Chamwood Borough Council
- Council Tax** – Band D
- Viewings** – By Appointment Only
- Tenure** – Freehold



GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA: 1526 sq.ft. (141.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.