





Woodside Grange Woodside

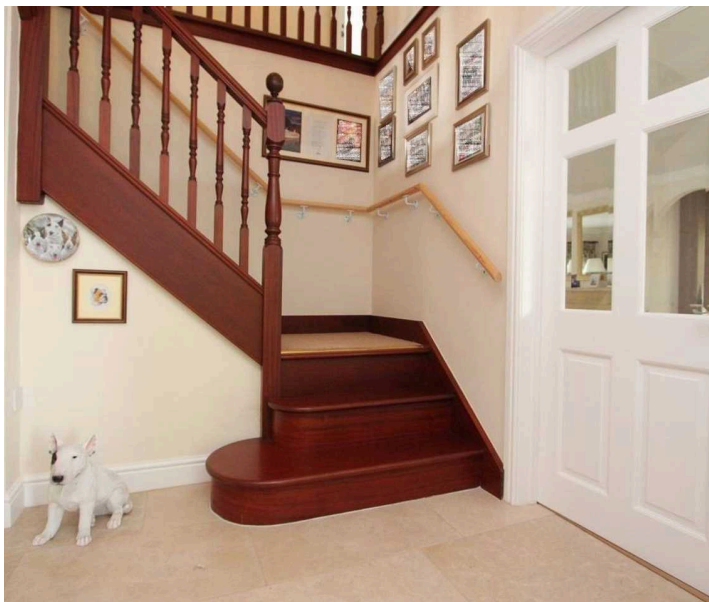
Wenvoe

Stunning 5-bed detached house in a select cul de sac with en-suites, double garage, and generous gardens. Spacious living areas, sunroom, deck, spa/sauna structure. Perfect for families. No onward chain!

Council Tax band: TBD

Tenure: Freehold

- EXCEPTIONAL DETACHED FAMILY RESIDENCE
- 5 DOUBLE BEDROOMS - TWO WITH EN-SUITES
- 3 RECEPTIONS & A LARGE KITCHEN/FAMILY ROOM
- GENEROUS FRONT AND REAR GARDENS
- DOUBLE GARAGE AND PLENTIFUL PARKING
- SELECT CUL DE SAC LOCATION
- THE SELLER IS ABLE TO OFFER A NO CHAIN SCENARIO
- THE EPC RATING IS TO BE CONFIRMED





Entrance Hall

Accessed via composite front door with complementing side glass panels. Stylish Travertine tile flooring and a dog leg carpeted stair case leads to the first floor. Matching panelled doors give access to cloakroom WC, under stair storage cupboard and further glazed doors give access to the open plan kitchen, utility, games room and double doors to the formal lounge. Smooth coved ceiling and radiator.

Cloakroom WC

6' 3" x 3' 9" (1.91m x 1.14m)

Travertine tile flooring and ceramic tiled splash backs and sill with obscure window. White suite comprises close coupled WC and pedestal wash basin. Radiator.

Living Room

30' 4" x 12' 8" (9.25m x 3.86m)

Dimensions exclude feature recesses. A fantastic size, carpeted lounge. Front uPVC bay window and rear window with complementing French doors leading out to the rear garden. Three radiators. Focal point of Marble stone fireplace which has open gas fire inset.

Kitchen Dining Room

24' 11" x 15' 0" (7.59m x 4.57m)

A beautiful room with Travertine tile flooring. Off the formal lounge is a handy seating space which in turn is open plan to the orangery / sun room extension. Radiator, smooth coved ceiling with recessed spotlights. A breakfast bar with Granite top divides this area with the kitchen. The kitchen itself is fitted with a comprehensive range of cream eye level and base units which are complemented by Granite worktops. Recessed Belfast style sink and swan mixer tap over. Integrated appliances include washing machine, tumble dryer, full height fridge and freezer. Additionally there is a slot in Rangemaster 5 ring gas hob, double oven and grill plus large extractor over with matching splash backs. Side window. Smooth coved ceiling with recessed spot lights. Contemporary radiator within the second opening that leads to the orangery / sun room.



Orangery / Sun Room



Smooth coved ceiling with recessed spot lights.
Contemporary radiator within the second opening that leads to the orangery / sun room.

Orangery / Sun Room

22' 2" x 12' 1" (6.76m x 3.68m)

With continuation of the Travertine tile flooring, this welcoming seating area has a clear glass roof and a multitude of uPVC windows and doors giving access to the rear garden. Wall mounted air conditioning unit to remain (hot and cold) and there is a slightly raised hearth, ideal for a fuel burner if required.

Games Room

16' 9" x 13' 5" (5.11m x 4.09m)

A versatile room currently used as a games room. Front bay window, radiator, smooth coved ceiling with central 3 way spotlight and built in double drinks fridge. Carpet tile flooring. Panelled door leads to the double garage.

Utility Room

7' 4" x 7' 2" (2.24m x 2.18m)

Continuation of the tile flooring, here there are functional eye level and base storage cupboards, work top space with inset sink unit and space for other appliances as required. Wall mounted Baxi boiler. Obscure fully glazed door to side. Radiator.



Gallery Landing

14' 9" x 13' 10" (4.50m x 4.22m)

A carpeted and impressive galleried landing with panelled doors giving access to all of the first floor rooms plus to handy storage cupboards and deep airing cupboard (houses hot water cylinder). Smooth coved ceiling with recessed spot lights and central rose downlighter plus drop down loft hatch with ladder.



Bedroom One

13' 10" x 12' 7" (4.22m x 3.84m)

A beautiful carpeted main bedroom which has rear windows and French doors. Two radiators and smooth coved ceiling with central fan. Three recessed double wardrobes (excluded from dimensions provided). Door to en suite.



Bedroom One

13' 10" x 12' 7" (4.22m x 3.84m)

A beautiful carpeted main bedroom which has rear windows and French doors. Two radiators and smooth coved ceiling with central fan. Three recessed double wardrobes (excluded from dimensions provided). Door to en suite.

En Suite

8' 1" x 5' 6" (2.46m x 1.68m)

Pristine and comprising a white suite with close coupled WC, pedestal basin and quadrant shaped fully tiled shower cubicle with Mira shower inset. Smooth coved ceiling with recessed spotlights and extractor. Obscure side window. Wood effect vinyl flooring. Shaver point and radiator.

Bedroom Two

14' 0" x 13' 9" (4.27m x 4.19m)

A spacious carpeted double bedroom with front window, radiator and smooth coved ceiling. Door to en suite.

En Suite

9' 0" x 7' 5" (2.74m x 2.26m)

Again, pristine and comprising a heritage suite with close coupled WC, pedestal basin and bath with telephone style shower attachment and mixer tap. Wood effect vinyl flooring. Radiator. Ceramic tiled splash backs and sill with obscure side window. Smooth coved ceiling with extractor, strip light with shaver point.

Bedroom Three

11' 0" x 8' 0" (3.35m x 2.44m)

A carpeted double bedroom with rear window. Smooth coved ceiling and radiator. Recessed double wardrobe (excluded from dimensions provided).

Bedroom Four

12' 7" x 9' 3" (3.84m x 2.82m)

A fourth carpeted double bedroom with front hard wood windows. Smooth coved ceiling and radiator. Recessed double wardrobe (excluded from dimensions provided).

Bedroom Five





Bedroom Four

12' 7" x 9' 3" (3.84m x 2.82m)

A fourth carpeted double bedroom with front hard wood windows. Smooth coved ceiling and radiator. Recessed double wardrobe (excluded from dimensions provided).

Bedroom Five

8' 8" x 8' 0" (2.64m x 2.44m)

Carpeted bedroom with rear windows and pleasant outlook. Radiator. Recessed double wardrobe (excluded from dimensions provided).

Shower room WC

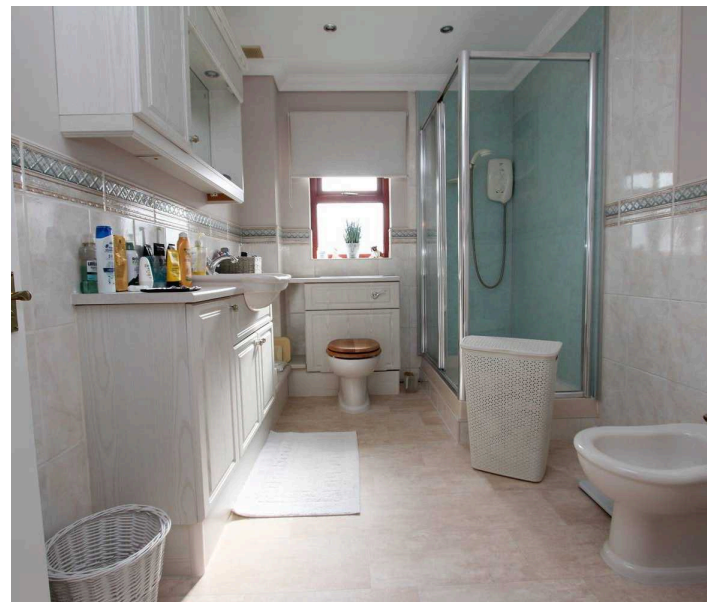
10' 10" x 7' 0" (3.30m x 2.13m)

Complementing the two en suites, this separate family bathroom comprises a lightly coloured suite with WC (concealed cistern), wash basin with vanity cupboard under and over, bidet plus double shower cubicle with electric shower inset. Smooth coved ceiling with recessed spotlights and extractor. Tiled effect vinyl flooring. Ceramic tiled splash backs and sill with obscure side hardwood window. Radiator. Vanity mirror with lighting under.

Garage

19'5" x 18'4" (5.92m x 5.58m)

Accessed via remote electric up and over door. Power and lighting is provided. Obscure window to side plus pedestrian door to side.





Front Garden

Laid to level lawn and flanked by a mix of brick wall and well maintained hedgerow. There are also established trees. This adjoins the drive. The large tree nearest to the drive opening as a Tree Preservation Order on it.

Garden

Left side garden with slabbed pathway and a stone chipped section with well maintained plants. Door leads to garage. Half gate to an additional area which in turn leads to the rear garden.

Garden

Right side garden. Slabbed pathway leading to the rear garden itself. Raised deck with glass balustrade. Gazebo style construction and steps to an extension of the decking. Feature stone wall boundary with fenced infills.

Rear Garden

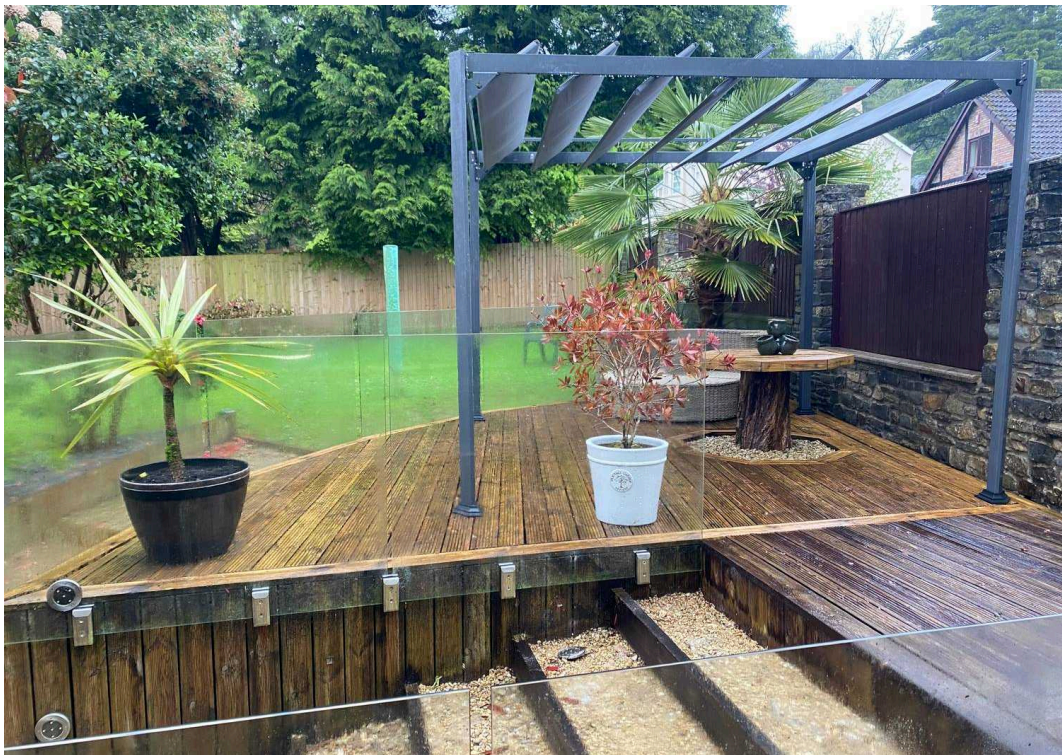
Adjacent to the property there is a slabbed patio. Railway sleeper style steps lead to the decking and also to the lawn. Slightly raised but level lawn is enclosed by a well maintained fence. Feather edge, large wooden construction ideal for garden storage. In the corner of the garden, mounted on a base is a partially constructed structure, ideal as a spa/sauna which will remain but in it's in-completed state.

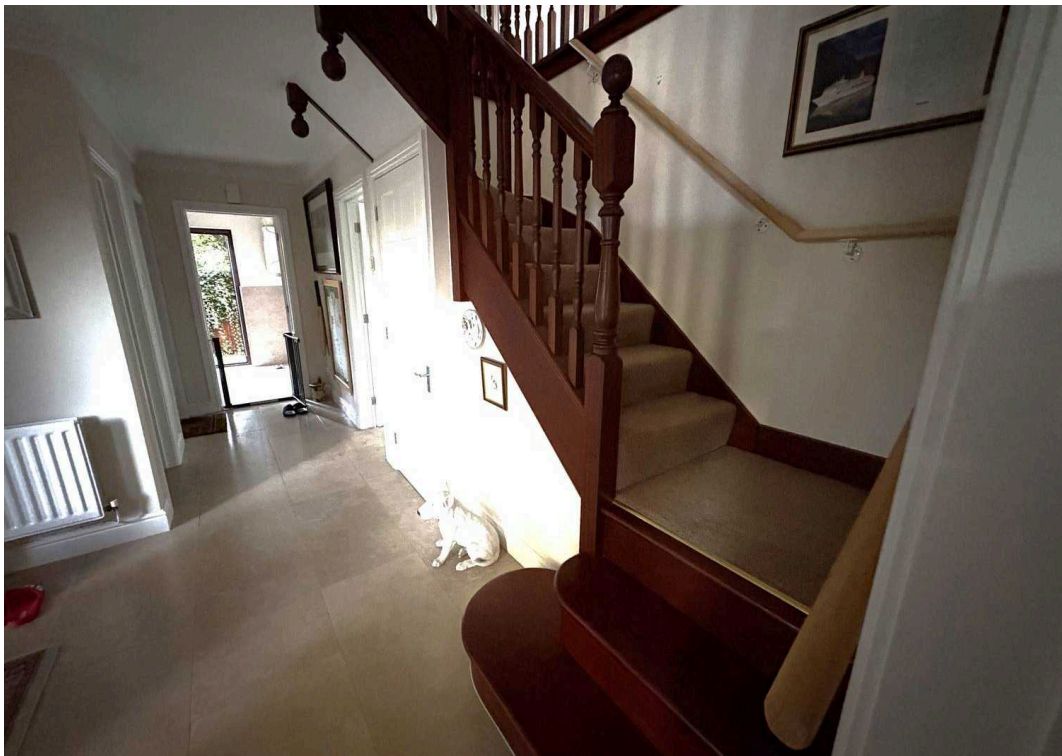
DRIVEWAY

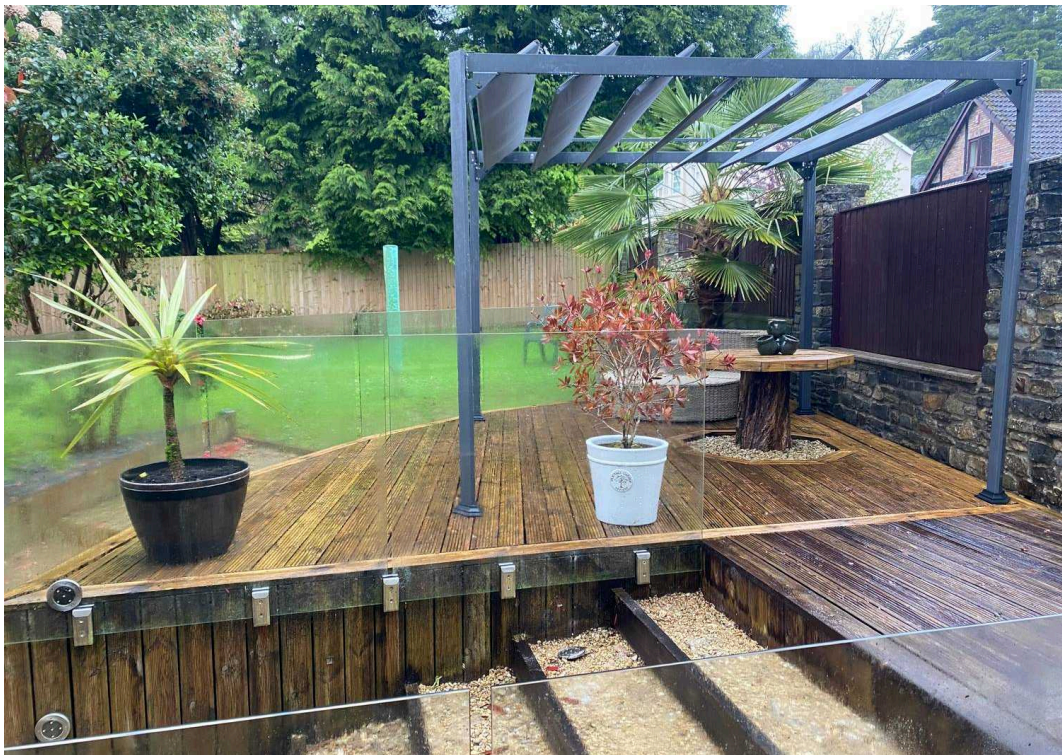
5 Parking Spaces

Laid with Cotswold stone chippings and providing off road parking comfortably for 5 vehicles and this in turn complements the integral double garage. Large pergola and a stone chipped walkway leads to the side garden area. From the drive there is a secure gate which leads to the opposing side and rear garden. Adjacent is also a further stone chipped section with plants and shrubs.



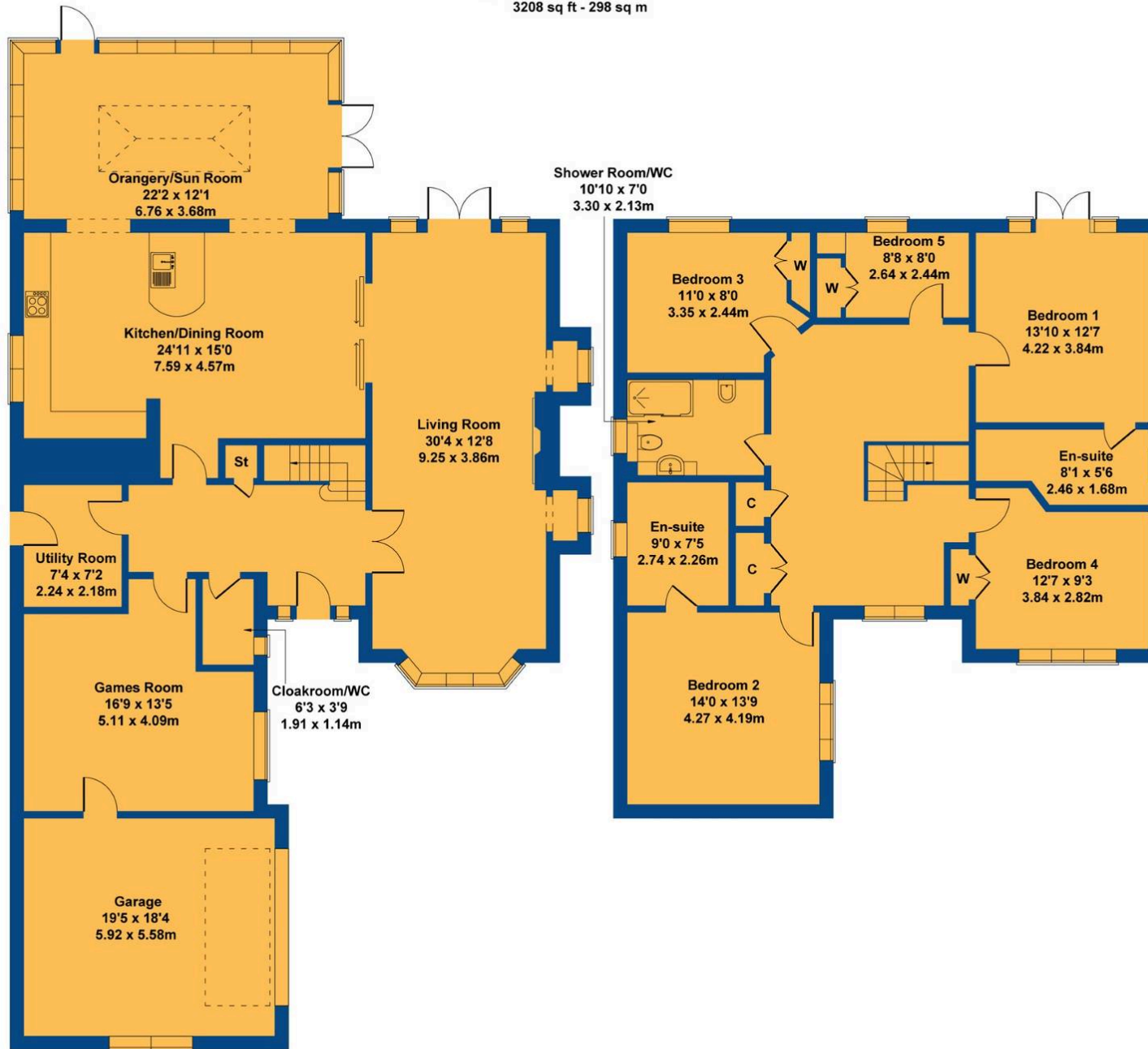






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Approximate Gross Internal Area
3208 sq ft - 298 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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