



HUNTERS[®]
HERE TO GET *you* THERE

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Woodstock Drive, Worsley, Manchester, M28
2NP
£1,100,000

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HERE TO GET *you* THERE

Set behind secure electric gates with ample off-road parking for multiple vehicles, this exceptional four-bedroom detached home is nestled in the very heart of the ever-desirable Worsley Village. Finished to an impressive specification throughout, the property offers both luxury and practicality for modern family living.

Upon entering, you are welcomed by a bright and spacious hallway via a front porch. A guest WC with cloakroom storage adds convenience, while a front-facing study fitted with high-quality office furniture provides the perfect space for remote working.

The heart of the home is the stunning kitchen and breakfast room, complete with underfloor heating and bespoke solid Oak cabinetry. Integrated appliances and built-in booth seating with garden views make this a truly versatile space for cooking, dining, and entertaining. There's additional room for freestanding furniture, and a separate utility room provides practical access to the side of the house.

To the rear, the spacious lounge features soaring ceilings and is flooded with natural light from bi-fold doors that open onto a front elevation balcony, creating a unique and inviting atmosphere.

Upstairs, the main bedroom offers a luxurious retreat, complete with a dedicated dressing area and a contemporary en suite shower room. The second bedroom benefits from a full wall of fitted wardrobes, while the third and fourth bedrooms are mirror-image in layout, sharing a thoughtfully designed dressing area with bespoke wardrobes. A stylish shower room features twin basins, WC, and a walk-in enclosure, and there is also a beautifully appointed family bathroom with a deep soaking tub.

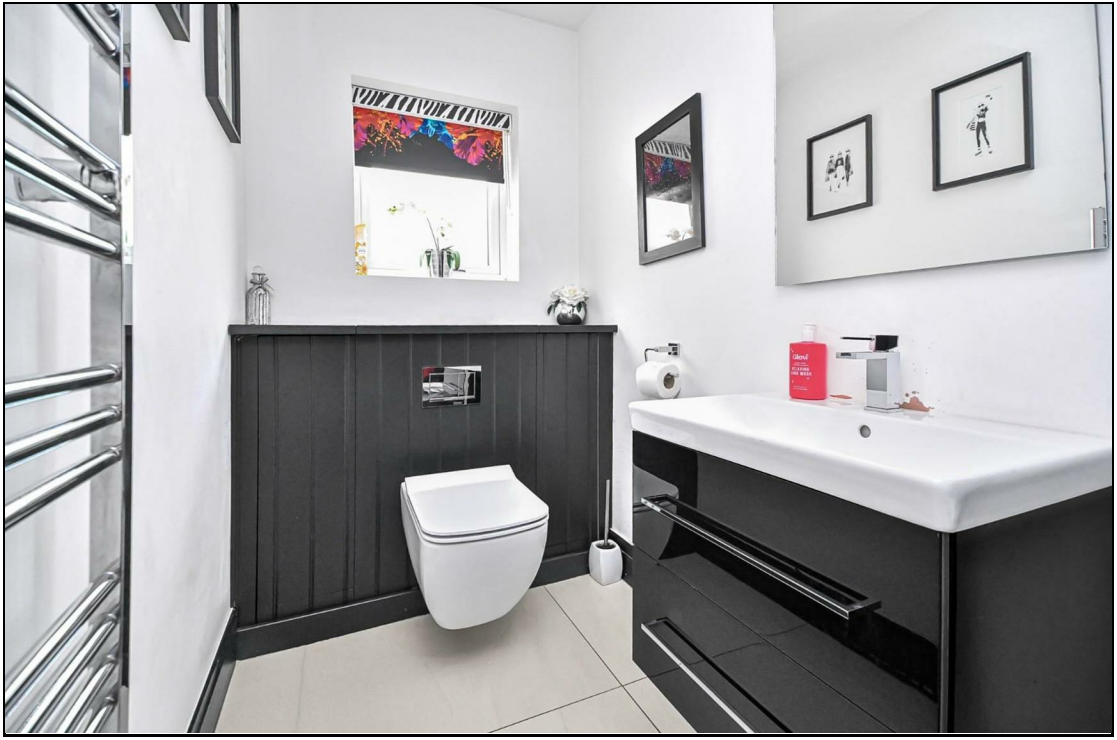
Externally, the private rear garden is immaculately landscaped, bordered by mature laurels for added privacy. A combination of artificial lawn and Indian stone patio creates the perfect low-maintenance outdoor space, ideal for relaxing or entertaining. Security lighting is also installed for peace of mind.

KEY FEATURES

- HIGHLY SOUGHT AFTER LOCATION
 - DETACHED
 - FOUR DOUBLE BEDROOMS
 - THREE BATHROOMS AND A GUEST W.C.
 - GYM
 - OPEN PLAN KITCHEN
 - ELECTRIC GATE FRONTED
- LOW MAINTENANCE REAR GARDEN
- LEASEHOLD, 900 YEARS FROM 30 NOVEMBER 1977, £45 PA.



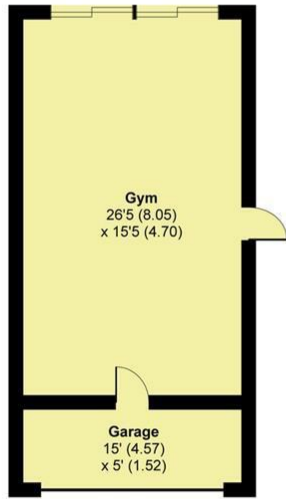




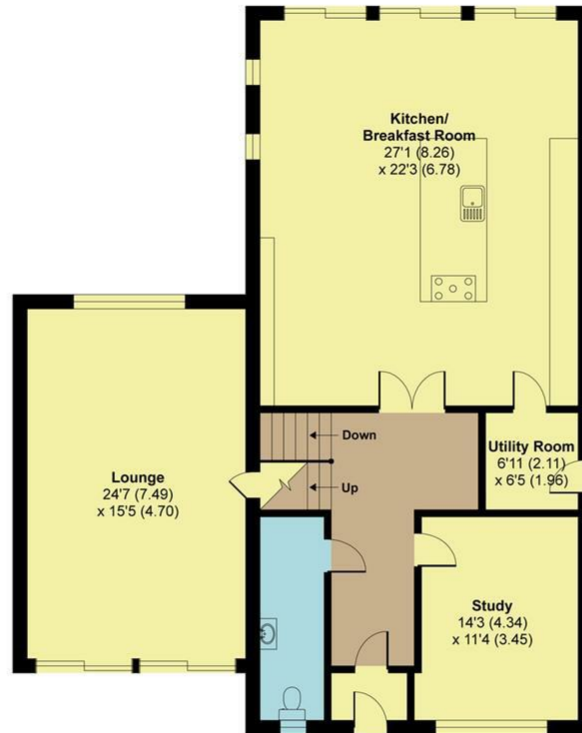
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Approximate Area = 3105 sq ft / 288.5 sq m (includes garage)

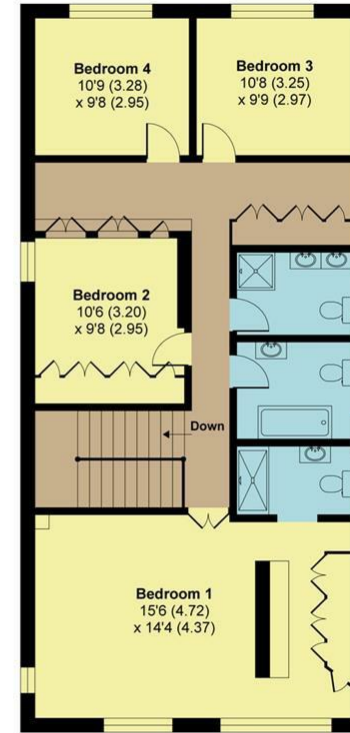
For identification only - Not to scale



**LOWER GROUND FLOOR
APPROX FLOOR
AREA 46.5 SQ M
(500 SQ FT)**



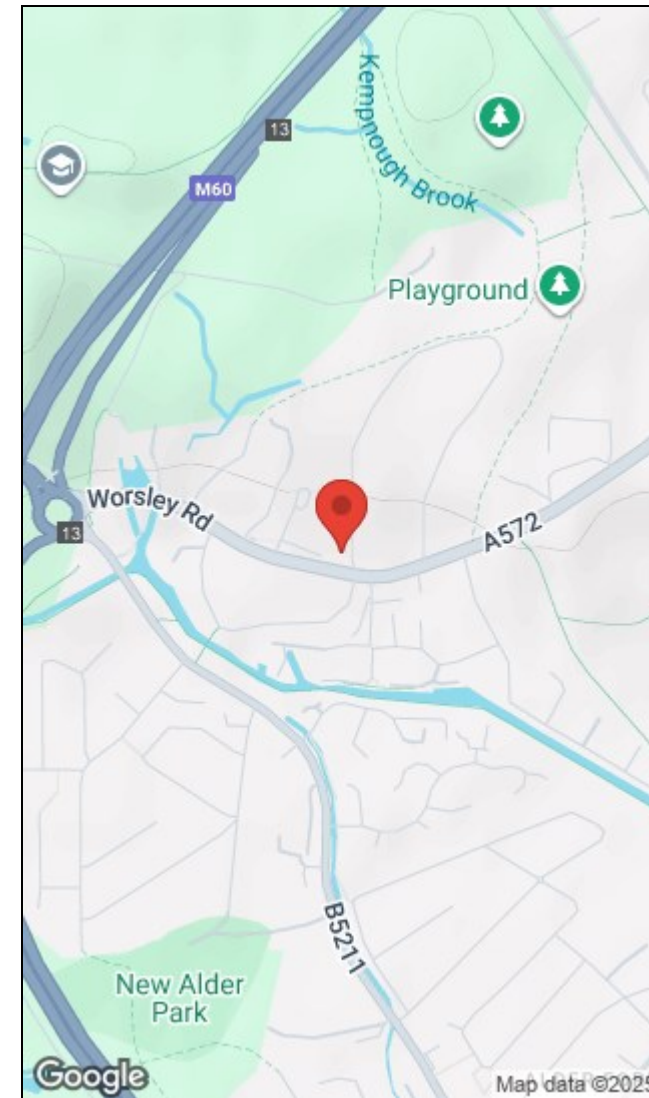
**GROUND FLOOR
APPROX FLOOR
AREA 139.7 SQ M
(1504 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 102.3 SQ M
(1101 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hunters Property Group. REF: 736804



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>68 79</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>68 79</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		

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