



## Wood Street, Wollaston, DY8 4NN

A stunning example of one of Wollaston's finest Victorian semi detached homes. This is a magnificent opportunity to purchase this outstanding period property with an abundance of character features in the heart of the Village. Having been sympathetically refurbished by the current owners, this fantastic four bedroom property offers expansive living accommodation over four floors and is flooded with natural light. With the added benefit of off road parking and delightful rear garden, this property is a perfect match for a growing family. In order to give prospective buyers an insight; the property comprises of to the ground floor: reception hall, drawing room, separate snug leading into the stunning open plan kitchen family room with centre island, home office and utility/ cloakroom. Continuing upstairs off the charming split level landing boasts three well proportioned bedrooms, master with en suite and family bathroom. Second floor completes the property with a bright and airy bedroom overlooking the beautiful rear garden. Additional selling features include a fully converted cellar, lean-to providing useful storage and side access.





### Front Of The Property

To the front of the property there is a block paved driveway behind a dwarf wall and decorative railings, mature shrub borders, storm porch with minton floor, feature stained glass front door with antique knocker and gated side access providing access to lean-to and rear garden.

### Reception Hall

With a feature stained glass door leading from the front of the property, minton floor, decorative archway, stairs to split level landing, doors to various rooms, ceiling rose and a central heating radiator

### Drawing Room

14'1" x 12'5" max

With a door leading from the reception hall, feature fire place with log burning stove and marble hearth, stained glass bay window to front, bespoke shutters, ceiling rose, picture rail, coving and central heating radiators.

### Snug

12'1" x 9'10"

With a door leading from the reception hall, feature fire place with tiled hearth, ceiling rose, picture rail, coving, two double glazed sash windows to side, central heating radiator and double doors leading to the kitchen family room.

### Kitchen Family Room

20'4" x 15'10"

With double doors leading from the snug and door from reception hall, this beautifully presented kitchen with vaulted ceiling offers matching wall and base units with work surfaces over, sink and drainer, tiled splash backs, space for rangemaster with inset lighting, integrated fridge, dishwasher, centre island, breakfast bar, characterful storage cupboard, recessed spot lights, three skylight windows with remote control blinds, space for dining table, central heating radiator, double glazed french doors to garden and door to home office.

### Office

10'9" x 8'6"

With a door leading from the kitchen family room, double glazed french doors to garden, space for desk and book shelving, central heating radiator and door to cloakroom/ utility.

### Cloakroom/ Utility

With a door leading from the office, matching wall and base units with work surfaces over, belfast style sink with tiled splash backs, plumbing for washing machine and space for further appliances, housed central heating boiler, WC, recessed spot lights, double glazed sash window to rear and a central heating radiator.

### Cellar

15'8" x 12'1" max

With stairs leading from the reception hall, double glazed window to side, under floor heating, recessed spot lights and seating area.

### Split-level Landing

With stairs leading from the reception hall, doors to various rooms, storage cupboards, further stairs to upper floor with sky light.

### Bedroom One

13'5" x 12'1"

With a door leading from the landing, feature fire place, picture rail, stained glass windows to front, central heating radiator and door to en suite shower room.

### En suite

With a door leading from bedroom one, shower cubical with tile surround, wash hand basin set into vanity unit, tiled splash backs, WC, decorative stained glass window to front, recessed spot lights and a heated towel rail.

### Bedroom Two

17'0" x 12'5"

With a door leading from the upper landing, double glazed window to side with bespoke shutters, sky light window to rear, recessed spot lights and a central heating radiator.

### Bedroom Three

15'5" x 8'6" max

With a door leading from the landing, vaulted ceiling, sky light window, door to further room, double glazed sash window to rear and a central heating radiator.

### Bedroom Four

12'1" x 10'2"

With a door leading from the landing, feature fire place, picture rail, double glazed sash window to rear and a central heating radiator.

### Bathroom

With a door leading from the landing, clawfoot free standing bath, WC, corner shower, panelling, double glazed sash windows to side, recessed spot lights, underfloor heating and a chrome heated towel rail.

### Garden

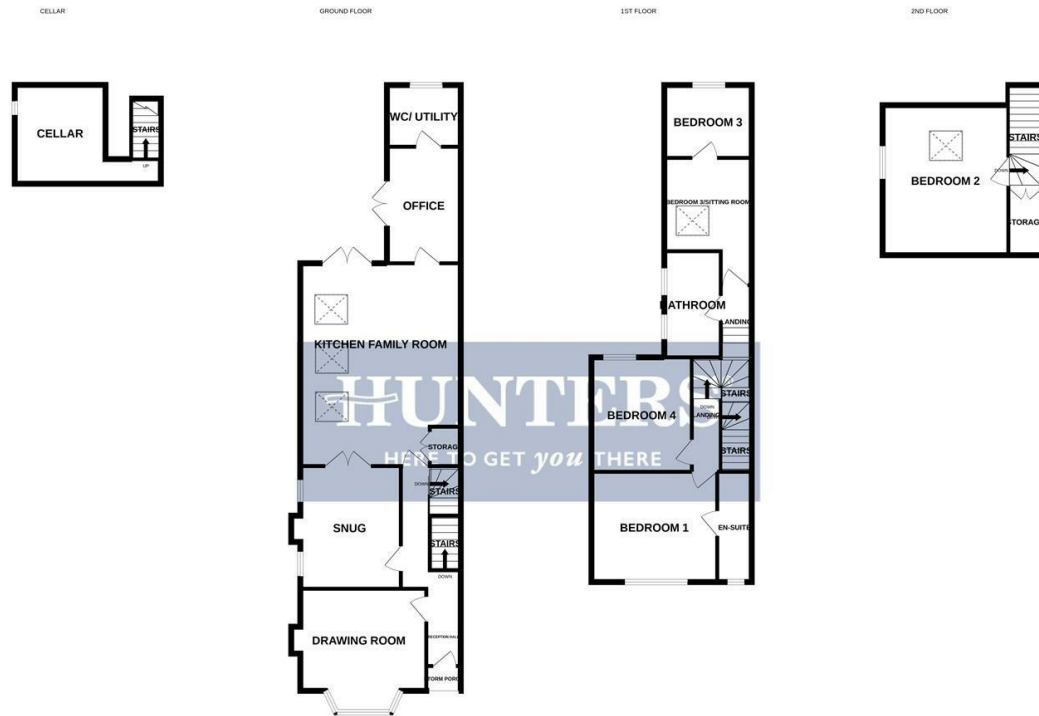
With a door leading from the lean-to, double glazed french doors from the kitchen family room and office to a patio area with mature shrub borders, space for table and chairs to enjoy alfresco dining, water feature, outside tap, steps to a well maintained lawn, decorative bark and workshop.







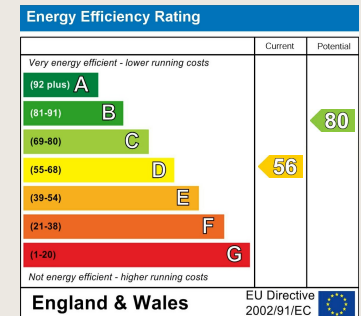




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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