



41 Woodland Drive

Greenfield, Holywell, CH8 7HZ

Offers Over £160,000



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Accommodation Comprises

Steps lead up to a UPVC door with a decorative, frosted glass inset and side panel which opens into a bright and welcoming entrance hall.

Entrance Hall

The welcoming entrance hall provides access to the main Living / Dining Area, Kitchen and Downstairs W.C. The spaces features newly-fitted wood-effect laminate flooring, a newly-fitted radiator, a ceiling light and a subtle built-in storage cupboard housing the electric meter and fuse box.

Stairs lead to the first floor accommodation.

Open-Plan Living Room / Dining Room

Transitioning into the living / dining room, this impressive open-plan space runs the full length of the property and benefits from two large UPVC double-glazed windows to the front and rear elevations. Both windows are fitted with new blinds and allow ample natural light to flood the room. The newly laid wood-effect laminate flooring adds a sleek, neutral finish that pairs well with any style of furnishings. The room also features two panelled radiators, spotlights, power points and a useful under-stairs storage cupboard.

A door from this space leads directly into the kitchen.

Kitchen

The kitchen has been completely refitted to a high standard, combining functionality with a sleek, modern design.

Housing a range of wall and base units with complementary worktop surfaces over with splash-back tiles. A stainless steel sink with drainer and mixer tap over is positioned beneath a UPVC double-glazed window with newly fitted blind overlooks the rear garden. Brand new appliances include a built-in 'Bosch' oven and a four-ring induction hob with space for an extractor fan above, an integrated slimline dishwasher and fridge-freezer, all providing convenience. There is also space for a washing machine. The same newly fitted wood-effect laminate flooring seen throughout the ground floor continues into this space and is accompanied by ceiling spotlights, power points and the wall mounted Worcester combi boiler.

A UPVC door with frosted glass from the kitchen gives access to the side of the property.

Downstairs W.C

Situated on the ground floor for convenient use, the downstairs W.C

has been renovated and comprises of a brand new W.C and compact, corner vanity sink with storage beneath and mixer tap over. A UPVC double-glazed frosted window to the side elevation ensures light, whilst maintaining privacy, accompanied by a panelled radiator and wood effect laminate flooring.

First Floor Accommodation

Landing

The landing allows access to three bedrooms, the family bathroom, a storage cupboard with built-in shelving, and loft access. A large UPVC double-glazed window to the side elevation provides plenty of natural light to filter through.

Bedroom One

The spacious main bedroom is situated at the rear of the property, offering attractive views of the estuary and beyond through the large UPVC double-glazed window. Additional features of the room include continuity of the newly-fitted wood-effect laminate flooring, power points, a ceiling light and radiator.

Bedroom Two

Situated at the front of the property, this well-proportioned second bedroom provides ample space for a double bed and extra bedroom furniture. A large UPVC double-glazed window to the front elevation and includes the continuity of the newly-fitted wood-effect laminate flooring, power points, a ceiling light and radiator.

Bedroom Three

An ideal space to be used as a single room, nursery or home office. This bedroom is situated at the rear of the property, offering attractive views of the estuary and beyond through the UPVC double-glazed window with fitted blinds and includes the continuity of the newly-fitted wood-effect laminate flooring, power points, a ceiling light and radiator.

Shower Room

Whilst being the only room in the property to not have been renovated, the family bathroom continues to provide functionality, allowing the new owners to put their own stamp on the space. It currently comprises a W.C, a vanity unit providing storage beneath and an inset sink and mixer taps over, providing generous storage, and a shower cubicle with an electric wall-mounted shower. The room is finished with fully tiled walls and flooring, a modern radiator, a towel rail, ceiling light, and a UPVC double-glazed frosted window to the front elevation.

Tel: 01352 711170

External

The property is approached via a private driveway offering off-road parking and a low-maintenance front garden with a selection of mature bushes and plants framed by wooden panelled fencing. To the side of the property you will find a wrought iron gate opening to a section to the side which serves as a practical bin storage area and leads to the rear of the property. To the rear, you will find an enclosed garden which includes a decked area perfect for outdoor seating and alfresco dining, a lawned area with plants and shrubs, and a selection of useful outbuildings including two storage sheds and an additional structure providing further space for garden tools or hobby equipment.

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If you'd like to arrange a viewing for this property, simply send us a message through Rightmove or contact us direct!

We'll be in touch afterwards to hear your thoughts, as our clients really value feedback on their property.

MAKE AN OFFER

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



Road Map



Hybrid Map



Terrain Map



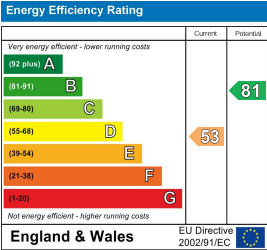
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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