



14 Woodlands Drive, Goostrey, CW4 8JH

£475,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

# 14 Woodlands Drive

Goostrey

A deceptively spacious three bedroom detached home with a large garden room overlooking the rear, modern and bright kitchen along with a double garage and ample off road parking.

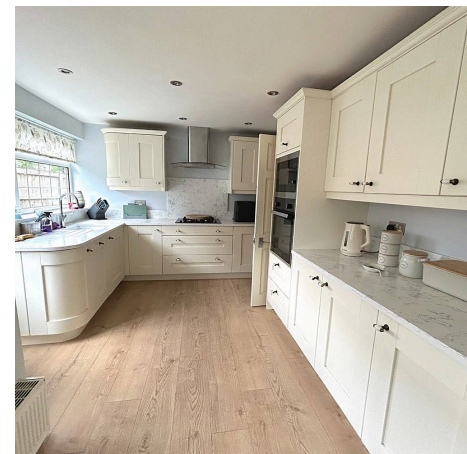
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Delightful rear garden with paved patio and central pond
- Large three piece shower room
- Offering flexible and versatile accommodation
- Two double bedrooms to the first floor both with built in wardrobes
- Gravel driveway to the front leading to the double garage
- Deceptively spacious with a living room, reception/dining hall and large garden room
- In a sought after location within the picturesque Cheshire village of Goostrey
- Modern kitchen, downstairs wc and a ground floor bedroom/home office



# 14 Woodlands Drive

## Goostrey

Woodlands Drive is an extremely popular location within the centre of the pretty Cheshire village of Goostrey.

This particular property offers spacious, flexible and versatile accommodation through out and briefly comprises of a downstairs wc off the entrance hallway, with its herringbone parquet wood flooring which flows through to the reception hall which would make an ideal dining hall, office or sitting area. Off the reception hall is a dual aspect living room with a gas fire and sliding doors opening to the garden, while to the rear of the house is a very useful garden room which offers plenty of space for a seating and dining area.

A third reception room is currently used, and has been used in the past, as a third bedroom, again this room would also make an ideal home office if preferred.

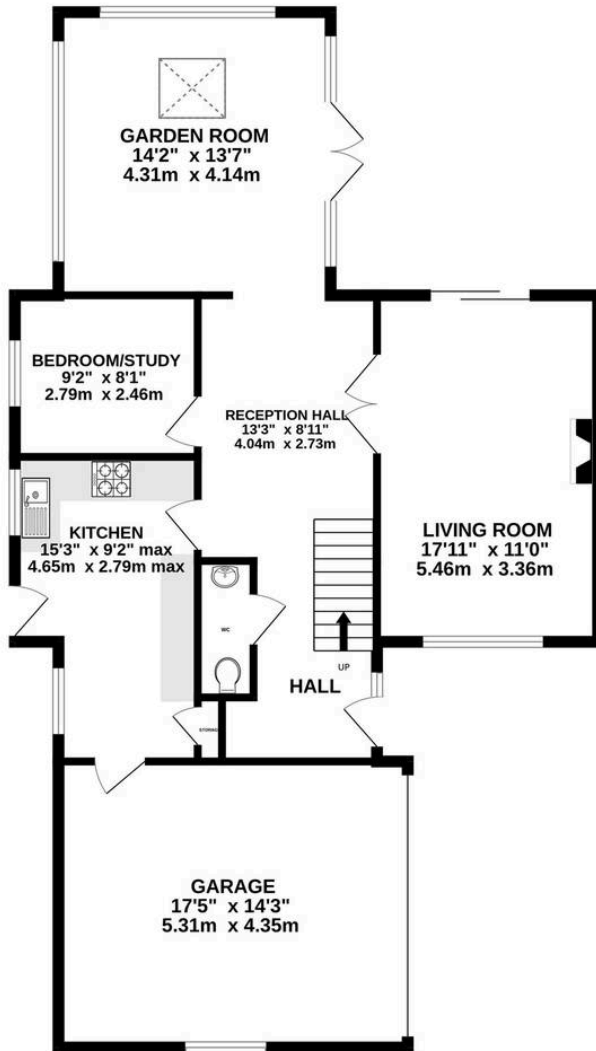
The kitchen is fitted with a range of modern units with quartz work surfaces over, along with integrated appliances including a slimline dishwasher, integrated fridge and double oven. The kitchen provides internal access to the garage with its electric door along with plumbing for a washing machine/dryer. A perfect layout for a buyer wanting to drive into the garage accessing the kitchen with shopping.

To the first floor there are two double bedrooms both with fitted wardrobes to one wall and a three piece shower room which is fitted with a large walk in shower enclosure.

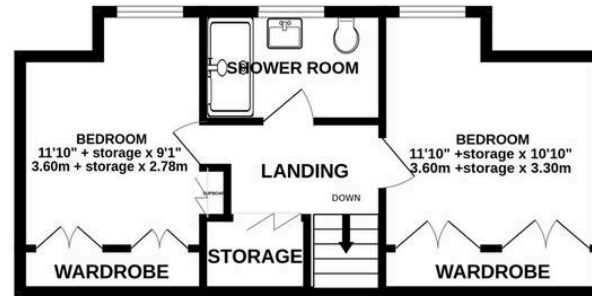
Externally the gravel driveway to the front provides off road parking for a number of vehicles and is edged in a contrasting block paving stone. Gated access at the side leads to the rear garden with its paved patio area, ornamental pond and an abundance of mature shrubs offering an array of colour throughout the year.



GROUND FLOOR  
1035 sq.ft. (96.1 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.





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