



Woodfield Drive, Greetland, HX4 8NZ
£650,000

E&H Edkins Holmes
ESTATE AGENTS

An exceptional and luxurious five-bedroom detached family home, beautifully finished to an outstanding standard throughout and occupying a highly desirable residential setting.

At the heart of the property is a stunning open-plan kitchen, dining and living space, thoughtfully designed for both everyday family life and entertaining. The kitchen features high-end fixtures and fittings, a generous central island and a contemporary log burner, creating a stylish yet inviting focal point. A separate lounge offers additional versatile living space, while the ground floor is further complemented by a utility room, cloakroom and access to the gym.

The integral garage has been expertly converted to create a sleek and modern gym, providing an ideal space for home fitness while offering the flexibility for alternative uses if required.

To the first floor, the impressive principal bedroom benefits from a dedicated dressing room and a luxurious en-suite complete with a steam-room shower. A second bedroom also enjoys its own en-suite facilities, while three further well-proportioned bedrooms are served by a beautifully appointed house bathroom.

Externally, the property continues to impress with an attractive landscaped rear garden featuring an artificial lawn, patio seating areas and charming dry-stone walling, creating a low-maintenance yet stylish outdoor space. To the front, a block-paved driveway provides ample off-road parking for multiple vehicles and benefits from an electric vehicle charging point.

A truly outstanding family home combining contemporary design, generous living accommodation and exceptional attention to detail, finished to an impressive standard both inside and out.



Entrance Hall

Understairs cupboard. Radiator. Composite door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Chrome towel radiator. UPVC double glazed window to side elevation.

Lounge 18'6" x 11'0" (5.661 x 3.363)

Media wall with log effect fire. Double doors leading to kitchen. Two radiators. UPVC double glazed window to front elevation.

Living / Dining Kitchen 23'3" max x 27'7" max (7.098 max x 8.429 max)

Fitted kitchen with a range of wall and base units. Island. Undercounter one bowl sink. Electric eye level oven. Eye level combination microwave oven with warming drawer. Induction hob. Pop up extractor. Integrated Miele dishwasher. Integrated fridge / freezer. Log burner. Two radiators. Three Velux. Two tri-fold aluminium doors.

Utility Room 13'7" x 5'6" (4.156 x 1.700)

Access to integral garage. Base units. Plumbing for washing machine. Stable door to rear elevation.

Galleried Landing

Stairs leading from Entrance Hall. Loft access via pull down ladder.

Bedroom One 11'3" x 16'10" (3.435 x 5.154)

Radiator. UPVC double glazed French doors with Juliet balcony. Two UPVC double glazed windows to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle / steam room. Partially tiled. Chrome towel radiator. Velux. UPVC double glazed window to rear elevation.

Walk-in Wardrobe 5'11" x 6'11" (1.816 x 2.114)

Bedroom Two 11'4" x 10'11" (3.476 x 3.342)

Radiator. UPVC double glazed window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan.

Bedroom Three 8'3" x 10'9" (2.529 x 3.294)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 9'11" x 9'1" (3.034 x 2.770)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Five 6'2" x 8'11" (1.894 x 2.727)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Double ended bath with mixer taps. Walk-in shower. Partially tiled. Chrome towel radiator. Extractor fan. Two UPVC double glazed window to side elevation.

Gym 16'11" max x 16'9" (5.165 max x 5.124)

Converted Integral garage. Cupboard housing boiler.

Parking

Block paved driveway with two insurance approved rise and fall security bollards.
Access to electric charging point.

Front Garden

Open lawn.

Rear Garden

Tiered garden with patio and artificial lawn areas and attractive planting. Hot and cold outside taps.

Council Tax Band

F

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
owls.files.serves

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