



**Woodfield Avenue, Greetland, HX4 8NA**  
**£235,000**

**E&H** Edkins Holmes  
ESTATE AGENTS



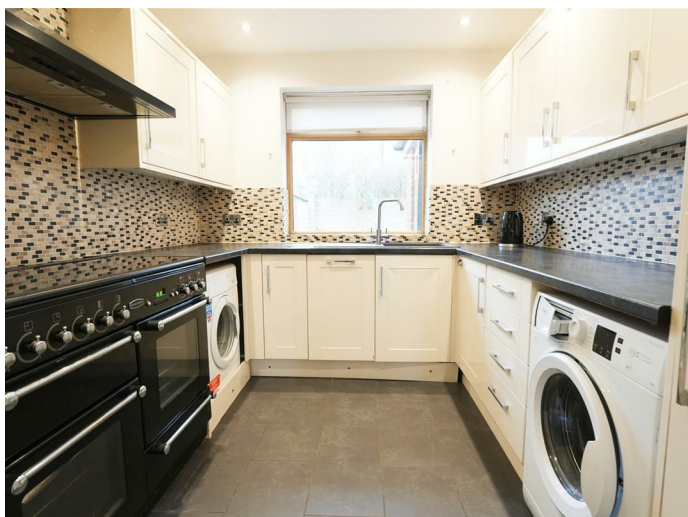
A well-proportioned three-bedroom semi-detached family home located in the highly regarded residential area of Greetland, offering spacious accommodation and excellent outdoor amenities.

Internally, the property is arranged to provide comfortable and versatile living space throughout. The ground floor features a bright and spacious living/dining room, providing ample room for both relaxation and formal dining, with an open and welcoming layout ideal for family life and entertaining. The kitchen is well positioned and offers practical workspace and storage, with scope for further personalisation if desired.

To the first floor, the accommodation comprises two generously sized double bedrooms along with a well-proportioned single bedroom, suitable for use as a child's room, home office, or guest bedroom. The bedrooms are served by a family bathroom, completing the internal layout of this appealing home.

Externally, the property benefits from driveway parking for multiple vehicles, leading to a detached single garage, providing additional secure parking or useful storage space. To the rear is a low-maintenance, enclosed garden, offering a private outdoor area ideal for outdoor seating, children's play, or easy-care gardening. The enclosed nature of the garden makes it particularly suitable for families and pet owners.

This attractive home is well positioned for access to local amenities, schools, and transport links, making it an excellent opportunity for a wide range of buyers.



Entrance Hall

Radiator. Composite front door. Stairs to landing.

Lounge / Diner 22'9" x 9'6" (6.957 x 2.900)

Media wall with inset electric fire. Two radiators. UPVC double glazed bay window to the front elevation.

Kitchen 8'10" x 8'4" (2.706 x 2.565)

Fitted kitchen with wall and base units. Composite one bowl sink. Rangemaster dual fuel cooker. Plumbing for washing machine. Integrated fridge/freezer. UPVC double glazed window to rear elevation.

Sun Room / Bar 5'10" x 9'9" (1.793 x 2.973)

Breakfast bar. Cupboard. UPVC double glazed French doors to rear elevation. UPVC double glazed window to side elevation.

Landing

Stairs from entrance hall. Loft access. UPVC double glazed side elevation.

Bedroom One 12'10" x 8'9" (3.935 x 2.679)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 9'7" x 9'3" (2.940 x 2.841)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 9'10" x 7'10" (3.015 x 2.406)

Radiator. Store cupboard housing boiler. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Extractor fan. Fully tiled. UPVC double glazed window to rear elevation.

Detached Single Garage

Roller doors.

Parking

Block paved driveway for two plus cars.

Front Garden

Fenced, shale garden with raised flower bed.

Rear Garden

Enclosed patio garden.

Council tax band

C

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 icon.trying.goals

Disclaimer

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