



## Asking Price Offers In Excess Of £160,000

Modern, stylish and ready to move straight into – this beautifully presented one-bedroom cluster home in Woolwell is perfect for first-time buyers, young professionals, downsizers or investors looking for a strong buy-to-let opportunity. Offering contemporary living throughout, the property features a spacious open-plan lounge/dining room filled with natural light, complemented by a striking staircase and modern décor. The newly fitted kitchen provides sleek cabinetry, integrated electric oven and ceramic hob, and an excellent amount of storage and worktop space. Upstairs, the property continues to impress with a generous double bedroom, a separate dressing area ideal for additional storage or home working, and a stunning newly fitted shower room with walk-in enclosure and high-quality modern fittings. Externally, the home benefits from a fully enclosed rear garden with raised decking and patio areas – perfect for entertaining or relaxing – along with an allocated parking space.

## Holmer Down, Woolwell, PL6 7QW

### Entrance

A uPVC double glazed front door opens into the main living accommodation. The space immediately feels bright and contemporary, with light wood-effect flooring, smooth ceilings and ceiling-mounted light fittings. A staircase rises to the first floor, creating a modern feature within the room.

### Lounge/Dining Room

**4.93m x 4.14m (16`2" x 13`7")**

A generous and stylish open-plan living space with a large uPVC double glazed window to the front elevation and further glazed door providing access to the enclosed rear garden, allowing excellent natural light throughout. The room offers ample space for both lounge and dining furniture. A radiator is positioned beneath the front window. Contemporary lighting fixtures, decorative inset wall features and a modern accent wall provide a tasteful and well-presented finish. The staircase rises from this room to the first floor. An open archway leads through to the kitchen.

### Kitchen

**1.63m x 4.14m (5`4" x 13`7")**

A newly fitted, contemporary kitchen finished with a range of matching wall and base units, work surfaces and tiled splashbacks. There is a fitted electric oven with ceramic hob and extractor hood over. Space and plumbing for further appliances. Under-cabinet lighting enhances both practicality and ambience. uPVC double glazed window to the front elevation. Ceiling-mounted spot lighting. Wood-effect flooring continues from the lounge area.

### First Floor

#### Landing

Access to bedroom, dressing area and shower room. Ceiling-mounted light fitting and access to cupboard/storage space as indicated on the floorplan.

### Bedroom One

**3.15m x 3.05m (10`4" x 10`0")**

A well-proportioned double bedroom with uPVC double glazed window to the rear elevation overlooking the garden. Radiator beneath. Fitted carpet. Ceiling light point. Space for wardrobes and additional bedroom furniture.

### Dressing Area

**1.93m x 2.06m (6`4" x 6`9")**

A useful and versatile space currently utilised as a dressing area, with uPVC double glazed window to the front elevation. Ideal for fitted wardrobes, home office use or additional storage. Ceiling light point and fitted carpet.

### Shower Room

A newly fitted, stylish shower room comprising a walk-in double shower enclosure with glass screen and modern black fittings, rainfall-style shower head, low-level WC and contemporary wash hand basin set within a vanity unit. Fully tiled walls provide a sleek finish. Ceiling spot lighting.

### Outside

To the rear is a fully enclosed garden offering a fantastic private outdoor space. The garden has been thoughtfully arranged with a raised decking area ideal for outdoor seating and entertaining, with steps leading down to a lower paved patio area. The space is enclosed by fencing, providing privacy and security, making it ideal for first-time buyers, downsizers or those seeking a low-maintenance garden.

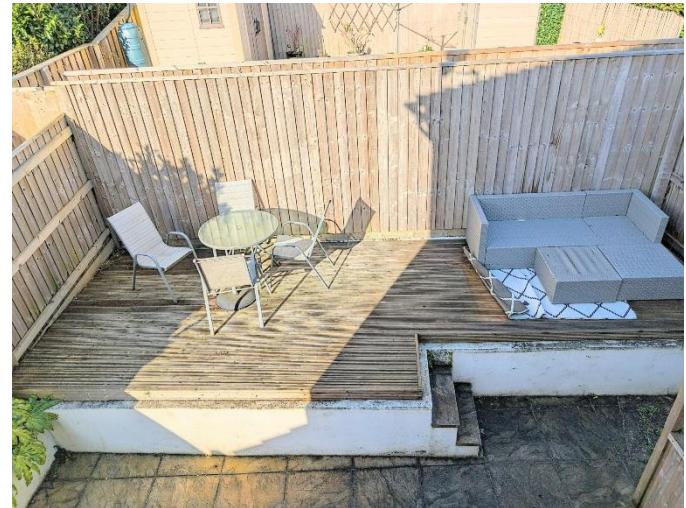
### Parking

The property also benefits from one allocated parking space.

### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

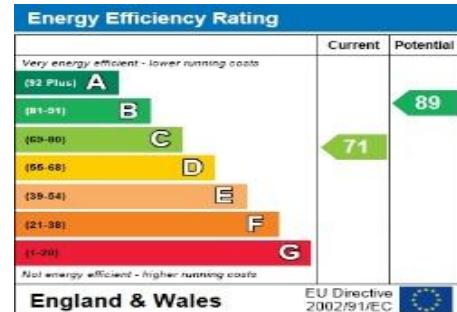




## Ground Floor



## First Floor



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



**1%**  
FEE

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