



## Asking Price £360,000

Situated in the highly sought-after area of Woolwell, this traditional yet very well presented three-bedroom detached family home offers spacious and versatile accommodation throughout. Upon entering, you are welcomed by a central hallway leading to a downstairs cloakroom, generous lounge, complete with feature fireplace and direct access into a bright conservatory overlooking the enclosed rear garden. The separate dining room provides an ideal space for family meals, while the modern fitted kitchen is well-equipped with a range of integrated appliances including a double oven, ceramic hob, dishwasher, washing machine, and fridge/freezer. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, making it perfectly suited for growing families. Externally, the home benefits from a block paved driveway providing parking for two vehicles, an integral garage, and a well-maintained enclosed rear garden with patio and lawn areas—ideal for both relaxing and entertaining. Further benefits include uPVC double glazing and gas central heating throughout. This is a fantastic opportunity to acquire a well cared for family home in a popular residential location, close to local amenities, schools, and transport links. Novahomes strongly recommend an early viewing to avoid disappointment.

## Spring Park, Woolwell, PL6 7SL

### Ground Floor

#### Entrance Hall

Radiator, coving to ceiling, stairs rising to the first floor landing, uPVC double glazed door to the front.

#### Cloakroom/WC

**2.12m (7') x 0.95m (3' 1")**

UPVC obscure double glazed window to the front, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, radiator, tiled flooring.

#### Dining Room

**3.74m (12' 3") max x 3.06m (10')**

UPVC double glazed window to the side, radiator, coving to ceiling, through to:

#### Kitchen

**3.65m (12') x 2.21m (7' 3")**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in integrated fridge/freezer, dishwasher and washing machine, built-in electric fan assisted double oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to the rear, uPVC double glazed door to the side.

#### Lounge

**5.09m (16' 8") x 3.15m (10' 4")**

Double radiator, laminate flooring, coving to ceiling, uPVC double glazed sliding patio doors opening to the:

#### Conservatory

**3.46m (11' 4") x 3.15m (10' 4")**

UPVC double glazed windows to the rear and side, uPVC double glazed French double doors opening onto the rear garden, double radiator, tiled flooring,

### Landing

UPVC double glazed window to the side, built in airing/storage cupboard housing the wall mounted combination boiler, access to part boarded loft space with pull down metal ladder and fitted light point connected, door to:

#### Bedroom 1

**2.76m (9' 1") x 2.58m (8' 6")**

UPVC double glazed window to the front, radiator, coving to ceiling.

#### Bedroom 2

**3.84m (12' 7") x 2.95m (9' 8")**

UPVC double glazed window to the rear, radiator, built in double wardrobe with mirrored sliding doors.

#### Bedroom 3

**2.92m (9' 7") x 2.46m (8' 1")**

UPVC double glazed window to the rear, radiator, coving to ceiling.

### Family Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment off, vanity wash hand basin with cupboards under and tiled surround, low-level WC, uPVC obscure double glazed window to the front, heated towel rail.

### Outside

#### Integral Garage

**5.25m (17' 3") x 2.25m (7' 5")**

Metal up and over door, power and light connected, water tap connected.

### Front

At the front of the property there is a block paved double driveway leading up to the integral garage and main entrance of the property which provides additional parking for two cars. There is also a path which provides side access to the rear garden.

### Rear

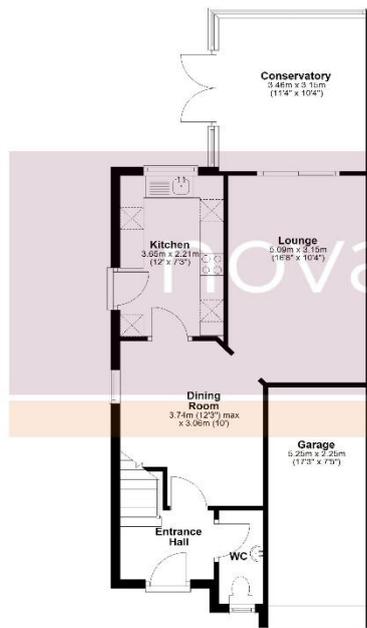
At the rear of the property there lies well established enclosed garden which is predominantly laid to lawn with a wide variety of flowers, bushes, shrubs and a paved patio area.



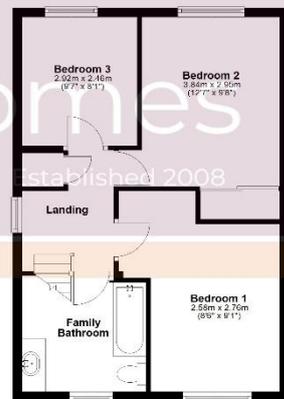




### Ground Floor



### 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.

