



## 11 Woodpecker Drive

Packmoor, ST7 4GJ

**Offers in excess of £300,000**



Carters are delighted to welcome to the market this beautiful and well presented detached family home, nestled in the charming area of Packmoor, offering an ideal blend of spacious and modern living.

On entering the property you are welcomed into the entrance hall with access to the ground floor W/C. The large lounge/diner is a perfect space for family gatherings and entertaining guests. The conservatory leads off giving you that extra sitting room and allowing you to relax and admire the rear garden. The modern kitchen/diner is well equipped, providing a bright and airy space to enjoy cooking, family meals and relaxation. The home features four well-proportioned bedrooms, including an en suite shower room, additionally, there is a family bathroom and a convenient ground floor W/C, catering to the needs of a busy household. Outside, the property benefits from off-road parking for two vehicles, complete with an electric car charger point, making it an excellent choice for Eco-conscious buyers. The attractive rear garden offers a peaceful retreat, ideal for outdoor activities or simply unwinding in the fresh air.

Situated in a great location, this home is close to reputable schools and a variety of local amenities, making it perfect for families. With its combination of space, modern features, and a lovely garden, this detached house is a wonderful opportunity for those seeking a comfortable family home in a desirable area.

Dont miss out on making this your home, please call 01782 470391 to arrange an early booking.

# 11 Woodpecker Drive

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## Entrance Hall

UPVC double glazed entrance door to the front elevation.  
Tiled flooring.

## W/C

Pedestal wash hand basin. Low level W/C. Tiled splash backs. Radiator.  
Tiled flooring.

## Lounge/Diner

24'12 max x 10'3 (7.32m max x 3.12m)

UPVC double glazed window to the front elevation and UPVC sliding patio doors to the rear elevation.  
Feature electric fireplace with a marble hearth, surround and wooden mantle. Coving to the ceiling. Two radiators. Two television points.  
Stairs to the first floor.

## Conservatory

12'11 x 11'10 (3.94m x 3.61m)

UPVC double glazed windows to the side and rear elevation. UPVC double glazed entrance door to the side elevation.  
Electric modern wall mounted fire. Radiator. Tiled flooring. New thermal insulated roof. Fitted Venetian blinds.

## Kitchen/Diner

25'6 x 10'10 (7.77m x 3.30m)

UPVC double glazed windows to the front and rear elevation.  
A selection of modern fitted wall, drawer and base units. Work surfaces incorporating inset a one and a half stainless steel sink, single drainer and mixer tap. Built in electric double oven, electric four ring hob and extractor fan. Integrated washing machine. dryer, dishwasher, and fridge/freezer. Partially tiled walls. Two Radiators. Breakfast bar. Fitted Venetian blinds. Tiled flooring.

## First Floor Landing

Loft access which is partially boarded. Radiator. Storage cupboard.

## Bedroom One

14'2 x 8'8 (4.32m x 2.64m)

UPVC double glazed window to the front elevation.  
Built in wardrobes. Radiator. Television point.

## En Suite

UPVC double glazed window to the front elevation.

Modern suite comprising of a shower enclosure with a wall mounted shower. Vanity wash hand basin. Low level W/C. Partially tiled walls.  
Radiator. Vinyl flooring.

## Bedroom Two

10'4 x 8'10 (3.15m x 2.69m)  
UPVC double glazed window to the rear elevation.  
Built in wardrobe. Radiator.

## Bedroom Three

8'11 x 8'10 (2.72m x 2.69m)  
UPVC double glazed window to the rear elevation.  
Built in wardrobe. Radiator.

## Bedroom Four

7'10 x 7'0 (2.39m x 2.13m)  
UPVC double glazed window to the front elevation.  
Radiator. Television point.

## Bathroom

UPVC double glazed window to the side elevation.  
Modern fitted suite comprising of a panelled bath. Vanity wash hand basin. Low level W/C. Tiled walls. Radiator. Tiled flooring.

## Exterior

To the front there is a small lawned garden with a selection of shrubs and plants. Tarmacadam driveway providing off road parking and an electric car charger point. The rear is private and enclosed with a pretty lawned garden and two paved patio areas, with a selection of mature shrub borders and two sheds.

## Additional Information

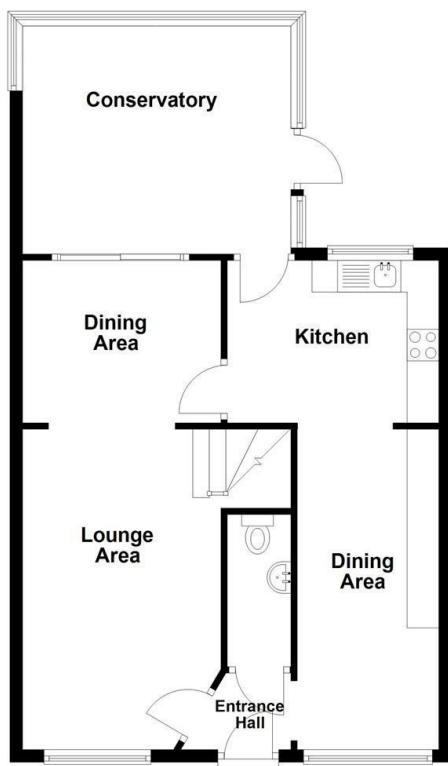
Freehold. Council tax band C.

PROPERTY SIZE: APPROX: 1140 square feet / 106 square metres.

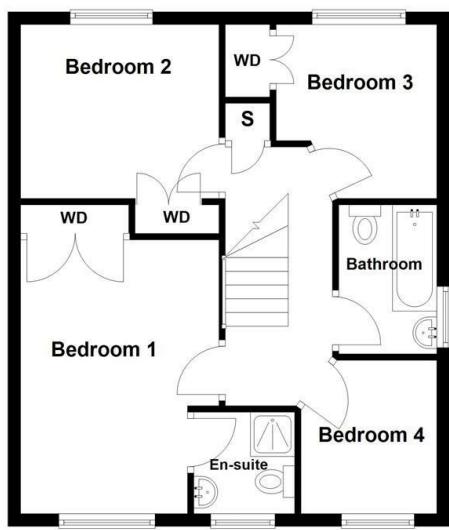
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Ground Floor



First Floor



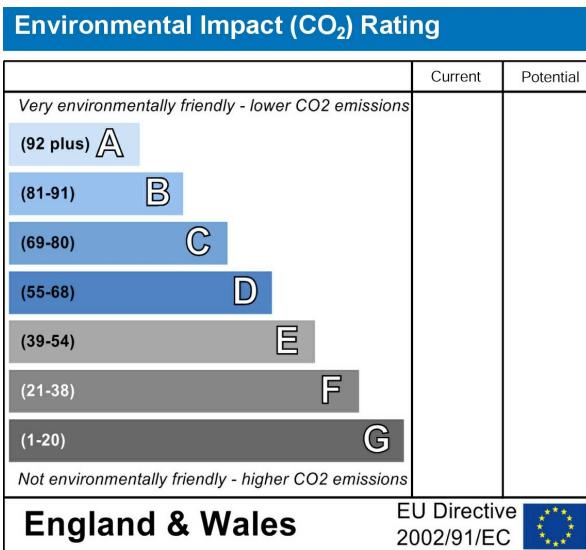
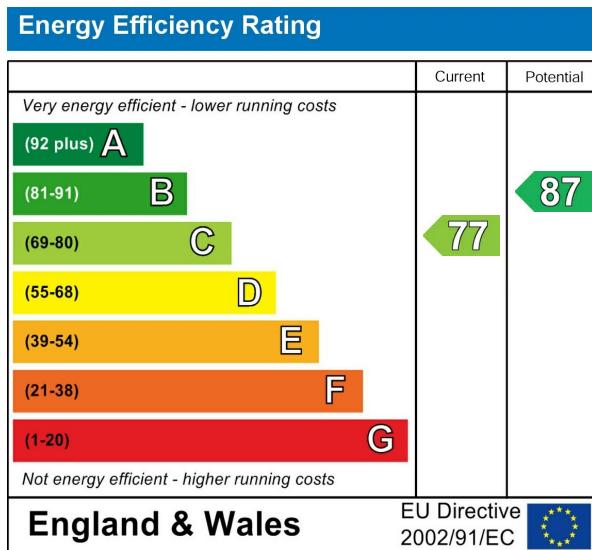
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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