



10 Woodlands Grove, Queensbury

Queensbury

£1,250 pcm

RIGHTHOUSE

Brand New 4 Bed Semi-detached Family Home | Spacious lounge | Modern kitchen | Ground floor Wc | Four piece bathroom | Parking | Contact us for a viewing!

Tenure: Freehold

- NEW BUILD PROPERTIES LOCATED IN AN EXCLUSIVE DEVELOPMENT
- LIVING ROOM WITH PATIO DOORS & KITCHEN/DINER
- MODERN INTERIOR
- FINISHED TO A HIGH STANDARD
- 4 BEDROOMS
- 4 PIECE BATHROOM SUITE & GROUND FLOOR WC
- GARDEN
- DRIVEWAY
- SOUGHT AFTER LOCATION





### Living Room

14' 3" x 16' 11" (4.35m x 5.15m)

This generously sized lounge has a lot to offer including brand new carpets, gas central heating to keep a cosy homely feeling running through the room and the double glazed windows and doors providing excellent insulation and energy efficiency for a peaceful living environment while allowing ample natural light to flow in. UPVC patio doors allowing access to the rear of the property.

### Kitchen

12' 2" x 10' 7" (3.71m x 3.23m)

This spacious kitchen offers a variety of modern wall and base units providing ample storage space. In addition, it boasts a generous amount of workspace. This kitchen is equipped with a fitted hob, oven and grill, space for Fridge/ freezer and a sink unit complete with a drainer. In addition, the kitchen offers the comfort of gas central heating and double glazing, ensuring a cozy atmosphere.

### W.C.

6' 8" x 2' 4" (2.04m x 0.72m)

The W.C. consists of a 2 piece suite, which includes a low level W.C. and a pedestal hand basin. Additionally, it benefits from gas central heating and double glazing.

### Stairs

Providing access to the first floor landing.

### Bedroom 1

14' 2" x 10' 11" (4.33m x 3.33m)

The bedroom boasts a lovely modern decor and is adorned with plush carpeting. It is equipped with the comfort of gas central heating and double glazing.





### **Bedroom 2**

12' 2" x 10' 10" (3.70m x 3.31m)

The bedroom is beautifully adorned with modern flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

### **Bathroom**

9' 6" x 5' 9" (2.90m x 1.75m)

This fully tiled family bathroom features a 4 piece suite which includes a relaxing panelled bath, a spacious corner shower cubicle, a low level W.C. and a pedestal hand basin. Additionally, this bathroom offers the convenience of gas central heating and double glazing.

### **Stairs**

Providing access to the top floor landing.

### **Bedroom 3**

The bedroom is enhanced by modern carpets. It also enjoys the advantages of gas central heating and double glazing.

### **Bedroom 4**

10' 4" x 16' 11" (3.14m x 5.16m)

A double bedroom with brand new carpets benefiting from gas central heating and double glazing.

### **DISCLAIMER**

Please be advised that we have multiple properties available in this exclusive developments. All properties feature a similar layout and are being brought to the market in a condition similar to the show home depicted in the images.



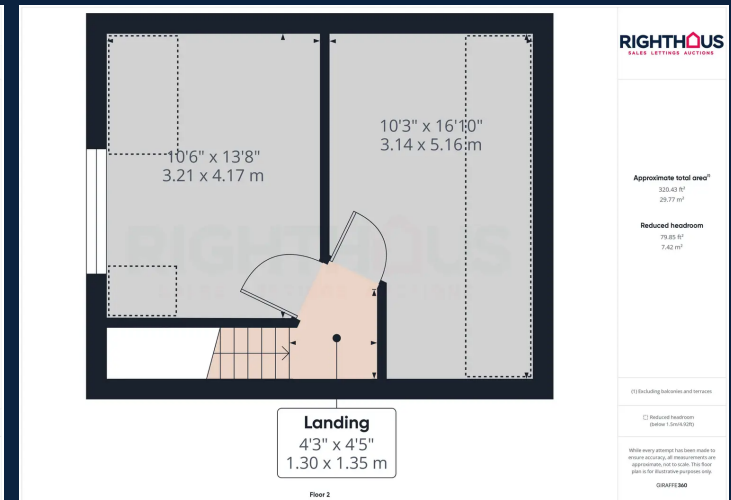
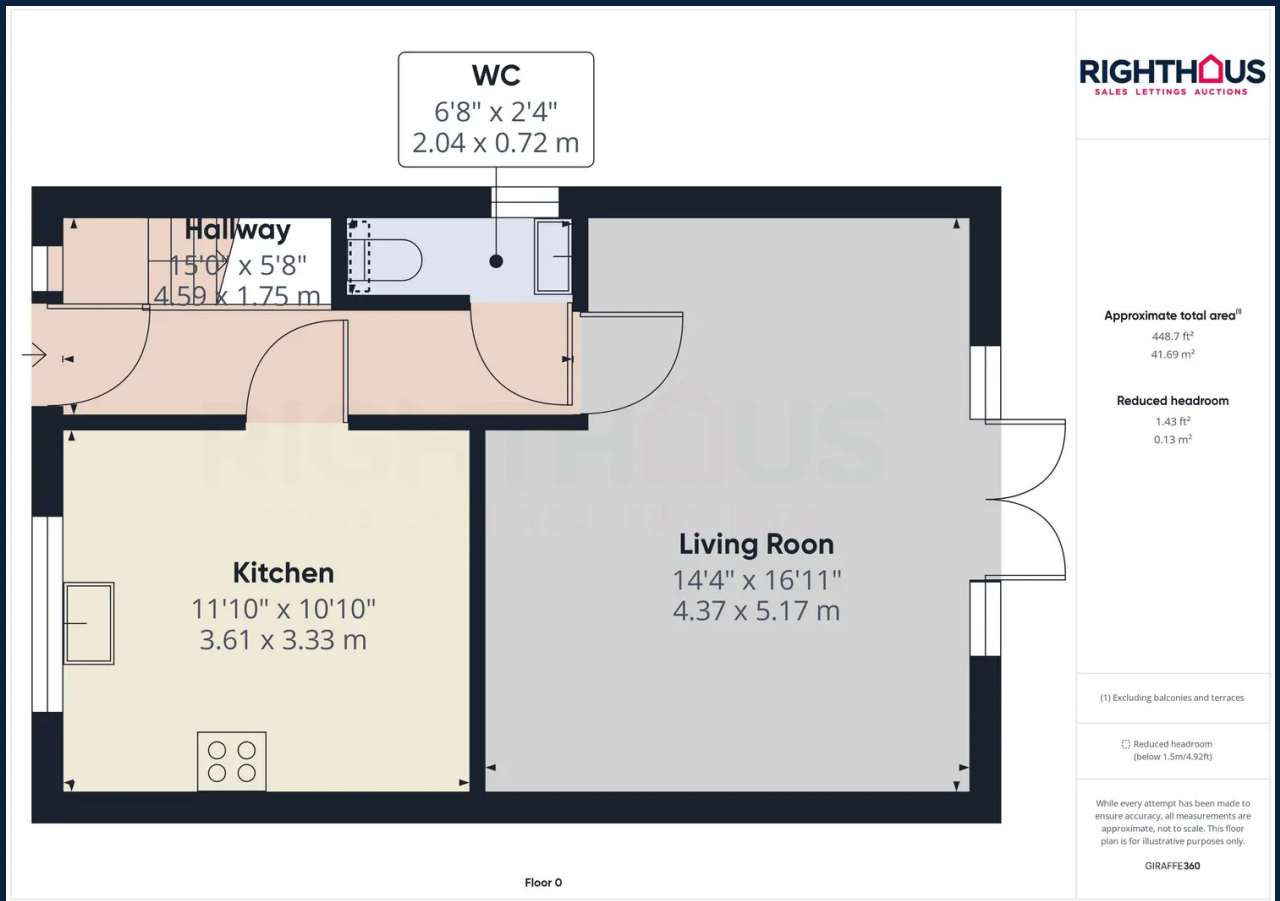
## REAR GARDEN

The easily manageable rear garden boasts greenery and a spacious outdoor environment.

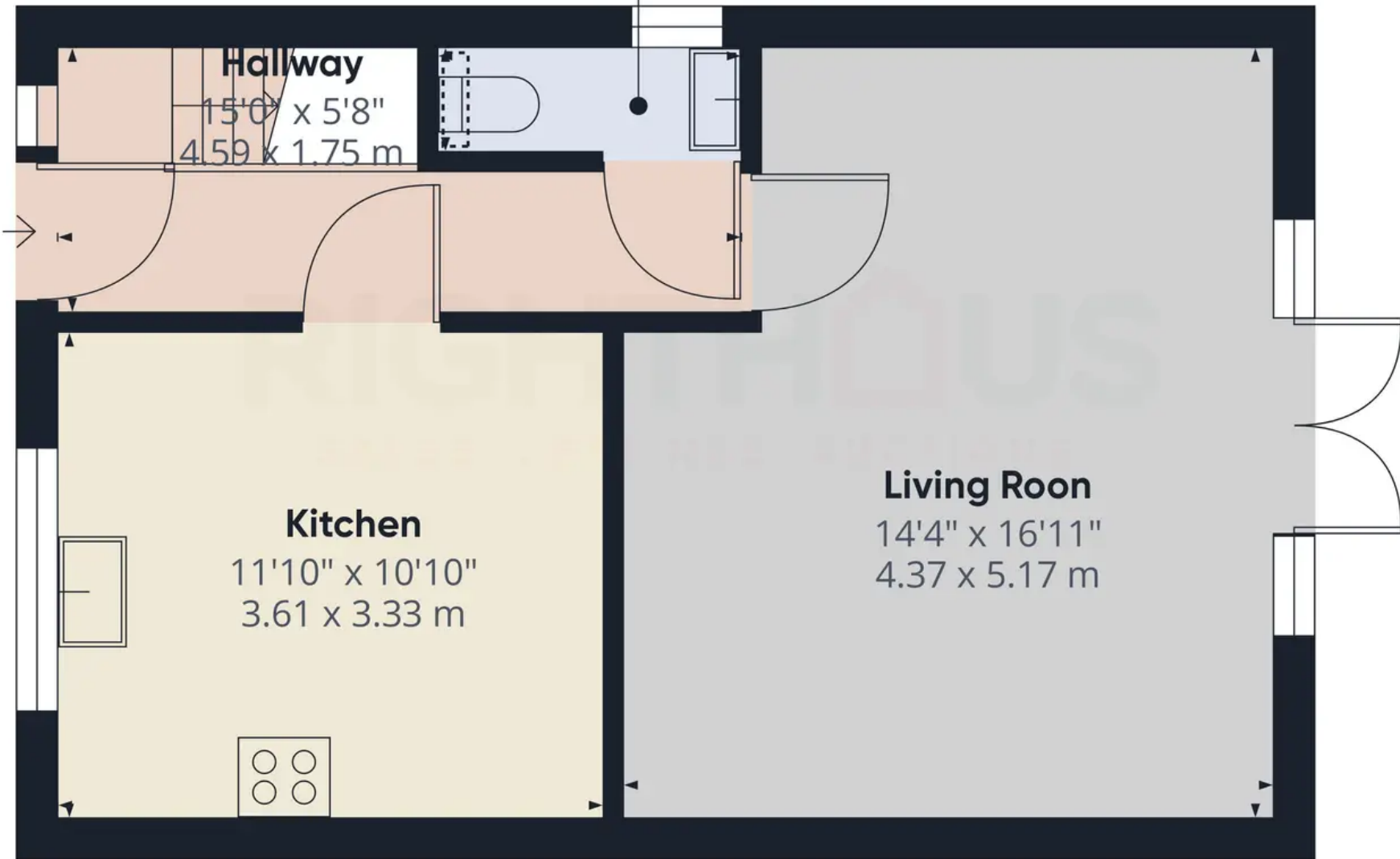
## DRIVEWAY

1 Parking Space

Driveway to the front present allowing parking.



**WC**  
6'8" x 2'4"  
2.04 x 0.72 m



**Approximate total area<sup>(1)</sup>**

448.7 ft<sup>2</sup>  
41.69 m<sup>2</sup>

**Reduced headroom**

1.43 ft<sup>2</sup>  
0.13 m<sup>2</sup>

(1) Excluding balconies and terraces

⊞ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



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SALES LETTINGS AUCTIONS