



Woodstock Drive
Worsley



Miller Metcalfe
PRESTIGE

SINCE 1891

***** Internal Viewing A Must *****

This truly breath-taking home perfectly blends a stunning, cutting-edge finish throughout along with superb, well-proportioned family friendly split level living space that simply must be viewed in person to be fully appreciated. Located in a prominent position on one of the area's most prestigious residential roads, the property was designed by a highly regarded and award-winning firm of architects to create a breath-taking individual home of the highest standards, right at the heart of the ever-popular Worsley Village in Manchester. The wow-factor exterior styling and stunning interior is matched by private landscaped low maintenance gardens, alongside extensive parking. Sitting within a private plot overlooking Worsley woods on arguably one of the area's most prestigious roads, this beautiful home provides exceptionally well-proportioned and highly versatile living space. Its unique layout, size, setting, quality and luxury features makes this truly individual property the perfect choice for prestige clients wishing to find a forever home of their dreams. As such an early viewing is strongly advised to avoid disappointment.



Location

Worsley is a much sought-after area located on the outskirts of Manchester. Steeped in history, Worsley has always been firm favourite with homebuyers of all price ranges. This location boasts a host of local amenities including well-regarded schooling and a wide range of local shops and eateries. A major hospital and large retail outlets, including the Trafford Centre, are only a short distance away. With major transport links nearby, including tram and train networks and the M6, M60, M61 and M62 motorways, this is the ideal setting for easy commuting to central Manchester, Media City, Salford Quays, Bolton, Preston, Bury, Warrington and Liverpool.

Reception Hall

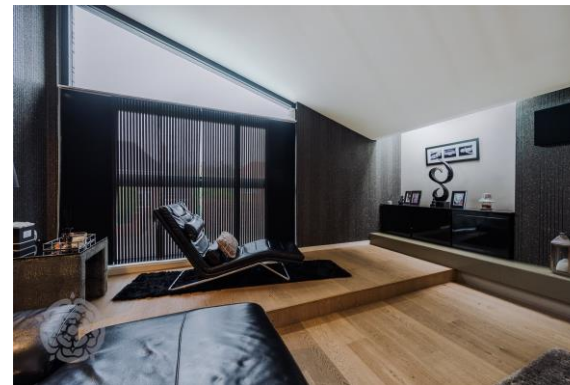
The stunning reception hall sets the scene perfectly for what this wonderful house has to offer. Overlooked by a glass contemporary galleried landing with two twin large natural skylights, whilst above the front door there is a full-length feature double glazed window that floods the hall with a wealth of natural light. From the reception hall a floating staircase gives access to the upper floor accommodation along with a useful built in cloaks cupboard.

Elevated Lounge Area

This fabulous room has interesting architectural features including a large double glazed window overlooking the front and a wonderful inglenook fireplace with elevated feature fire which provides a stunning finish to this large yet comfortable reception space.

Living Kitchen And Utility Room

The centrepiece of the opulent living space is the stunning living room, dining area and kitchen. This wonderful open plan space offers more than enough room for cooking, dining and relaxing, being ideally suited to modern living. It features extensive matching range of contemporary design, fitted wall and base units with complementary work in surfaces. Inset five ring gas hob with twin double built in ovens, concealed fitted extractor hood. Integrated wine cooler, grill with built in coffee maker above, dishwasher and fridge freezer. Sliding full length patio doors which leads out to the rear garden with the decking area adjoining. The living area there are two large sliding double glazed doors with full length matching side panels which gives amazing light coming through and great views over the rear garden. Fitted solid fuel burner with log storage aside. Adjacent to here a useful utility room has a range of matching wall and base units with complementary work in surfaces, an integrated washing machine and a dryer.







James Room

Situated on the lower ground floor level this room was originally the garage and has been converted to provide a further spectacular reception room, featuring two vertical feature radiators and a door to the side.

Study/Bedroom

Located off the reception hall, this highly versatile room could be utilised as a fourth bedroom or an additional reception room/study.

Master Suite

The wonderful master suite has a large double glazed sliding window with a full-length matching side panel overlooking the rear garden. Contemporary style Juliette balcony and a vertical radiator. Access to the luxury shower room with a wall mounted wash hand basin, wc and a double sized walk in shower cubicle.

Bedrooms

There are two double bedrooms to the upper floor, both well presented with built in wardrobes. Bedroom two has access to its own luxury en-suite shower room featuring a wall mounted wash hand basin, wc and a shower cubicle.

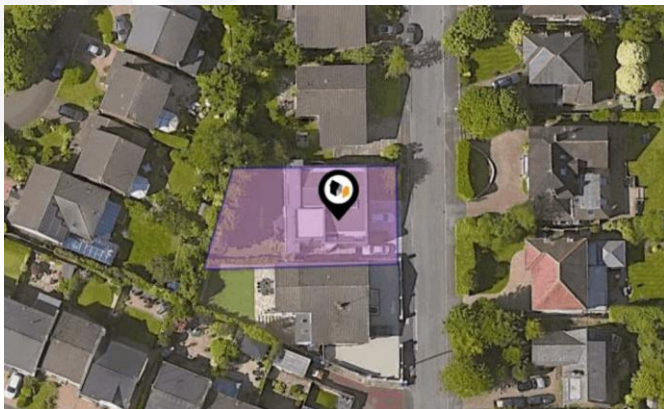
Cloakroom/WC And Family Bathroom

Located off the reception hall, a cloakroom/wc ideally services the lower levels of the house. The family bathroom is situated upon the upper floor and has frosted double glazed window to the side. Matching contemporary style suite comprising panelled enclosed bath, wall mounted wash hand basin, a closed couple wc and a chrome feature vertical radiator.

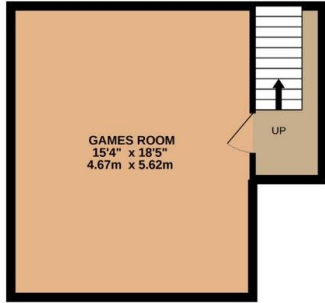
Externally

The property is garden fronted with tasteful landscaping and has a triple width block paved driveway providing extensive off-road parking. The rear garden has also been sympathetically landscaped to offer a wonderful private low maintenance area that offers excellent space for relaxing, children's play and al-fresco entertaining. This includes a raised decked patio area, complemented by a large artificial lawn and enclosed by fencing, being not directly overlooked.

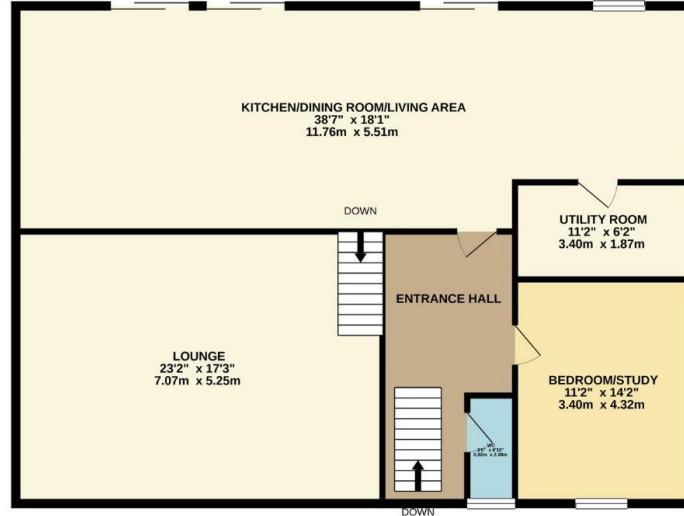
EPC Rating - C



GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
1345 sq.ft. (125.0 sq.m.) approx.



2ND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 2675 sq.ft. (248.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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