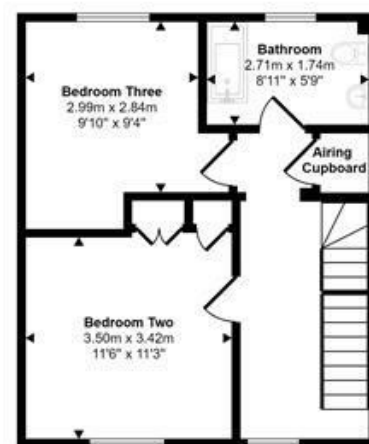




Ground Floor
Approx 41 sq m / 439 sq ft



First Floor
Approx 41 sq m / 444 sq ft



Second Floor
Approx 35 sq m / 376 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	



Walnut Road Mere

Asking Price
£360,000

An attractive and well proportioned semi detached cottage style townhouse with three double bedrooms, enjoying a quiet location on a small sought after development with countryside walks on the doorstep and within easy reach of all the town's amenities. The property is situated in the popular and desirable Wiltshire town of Mere, which boasts a thriving community and caters well for everyday needs. There is a Co-op store, post office, greengrocers and chemist, as well as a dental and doctor surgery, electrical shop and primary school. In addition, there are various takeaway outlets and public houses within walking distance that serve food.

The property was built in the late 2000s by CG Fry & Son, finished to an exemplary standard with gas fired central heating and wood frame double glazing in accordance with the Duchy of Cornwall criteria. It has been the much cherished and enjoyed family home to our sellers and is presented to the market in immaculate order, having recently benefitted from upgrading the en-suite and bathroom fixtures as well as a re-decoration throughout. The property offers a bright and roomy interior with an easy to use layout that will definitely satisfy many potential buyers' needs. Situated close to the countryside, you can enjoy partial views of the downs and embrace the natural beauty of this special part of Wiltshire.

This wonderful home provides a perfect blend of modern living with a touch of picturesque character, making it a truly desirable place to call home.



The Property Accommodation

Inside

Ground Floor

The property is approached from the pavement to the front door with storm canopy above and opens into a welcoming entrance hall with stairs rising to the first floor, doors to the sitting room, kitchen/dining room and to the cloakroom. The flooring is laid to wood effect laminate. The sitting room has a window, fitted with wood shutters to the front aspect and enjoys a feature fireplace with coal effect fire. The combined kitchen and dining room overlooks the rear garden with double doors, fitted with shutters, leading out to a paved sun terrace. The kitchen area is fitted with a range of wood grain effect units consisting of floor and eye level cupboards and cabinets as well as a separate drawer unit. There is a generous amount of laminate work surfaces with tiled splash back and one and half bowl sink and drainer with square neck mixer plus built in electric oven and gas. Tiled flooring throughout. In addition, there is a useful cloakroom.

First floor

Stairs rise to a bright and roomy galleried landing with airing cupboard housing the hot water cylinder. There are two double sized bedrooms, bedroom two with built in wardrobes, shutters and enjoying the same outlook as the landing ,

which takes in a view of the lane to the downs in the distance. There is also the family bathroom, which is fitted with a suite consisting of low level WC with dual flush facility, vanity style wash hand basin with mono tap, mirror over and shaver socket to the side plus bath with mains shower over and full height tiling to the surrounding walls. The floor is laid to tile effect vinyl flooring.

Second floor

Stairs rise up to a small landing with door opening to the principal bedroom, which also takes in a view of the downs in the distance. The bedroom is fitted with wardrobes and has plenty of space for other bedroom furniture. There is also an en-suite shower room fitted with a stylish suite.

Outside

Driveway and Garage

Just past the property there is a private drive, which leads to the rear, where there is a gate that opens to parking for one car and leads up to the garage. The garage has an up and over door, fitted with light and power plus personal door to the side, which opens to the rear garden.

Garden

The rear garden has been beautifully landscaped and offers a peaceful and sunny place to relax and while away the time. It is partly laid to paving stone sun terrace with a

timber pergola covered by a mature wisteria plus a stepping stone path that leads down the garden to the garage door and gate to the drive as well as a further paved area - ideal for bin storage. The rest of the garden is laid to lawn with well stocked shrub and flower beds.

Useful Information

Energy Efficiency Rating C
Council Tax Band D
Gas Fired Central Heating From a Combination Boiler
Sustainable Wood Framed Double Glazing
Mains Drainage
Freehold

Directions

From Gillingham

Leave the Gillingham Office and follow the road down Queen Street. Turn right at the end of the road and follow the road all the way down to the T junction. At the junction turn left and continue you following this road into mere. At the mini roundabout by the Walnut Tree In, take the second exit right. Continue down the road and turn left at Walnut Road. The property will be found down the road on the left hand side. Postcode BA12 6FG

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.