







Situated on a cul-de-sac in the popular estate of Walnut Tree is this three-bedroom semi-detached property, offered to the market with no upper chain. The accommodation comprises a lounge/diner, kitchen, three bedrooms and family bathroom. Other benefits include off-road parking and an enclosed rear garden.

# Property Description

## **ENTRANCE**

UPVC door to:

## **ENTRANCE HALL**

Door to lounge, stairs rising to first floor, radiator.

## **LOUNGE**

Double glazed window to front aspect. Radiator, open to kitchen/diner.

## **KITCHEN**

Double glazed window to rear aspect, double glazed sliding patio doors to garden. Fitted with a range of wall-mounted and base units with work surface over, composite sink with mixer tap, integrated oven and gas hob with extractor fan over, space for dishwasher, space for washing machine, space for fridge freezer.

## **LANDING**

Doors to bedrooms and bathroom, loft access, storage cupboard.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, built-in wardrobe, storage cupboard.

## **BEDROOM TWO**

Double glazed window to rear aspect. Radiator.

## **BEDROOM THREE**

Double glazed window to rear aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to side aspect. Low level WC, wash hand basin in vanity unit, bath with electric shower over, part tiled walls.

## **OUTSIDE**

### **PARKING**

Off-road parking for two cars.

### **FRONT GARDEN**

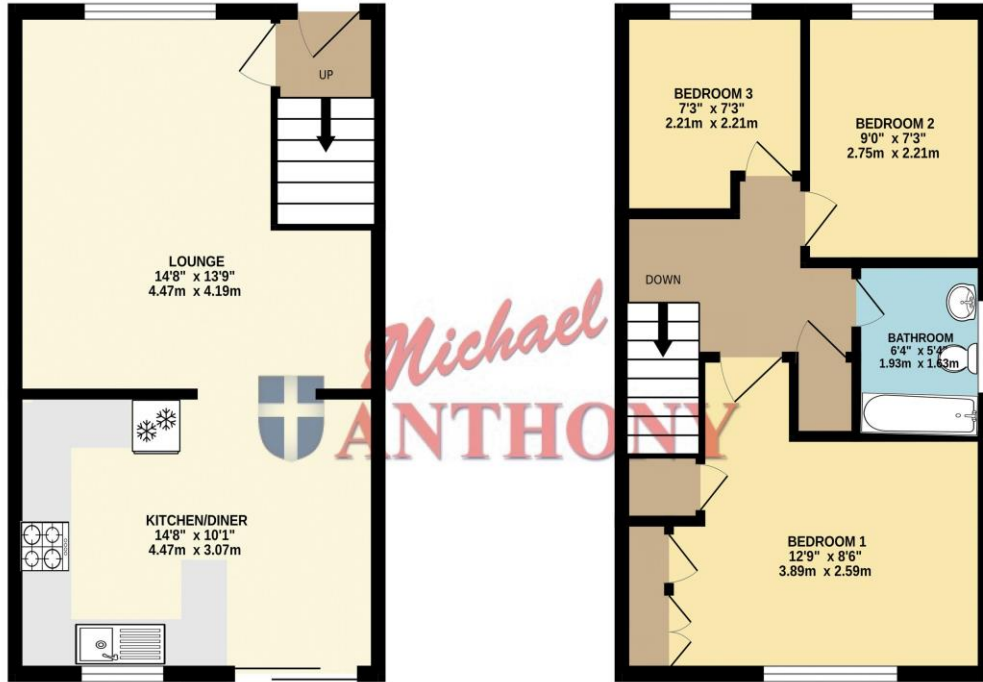
Mainly laid to lawn with flower and shrub borders.

### **REAR GARDEN**

Laid to artificial grass with decking area, shed to remain, side gated access, enclosed by wooden fence panelling.

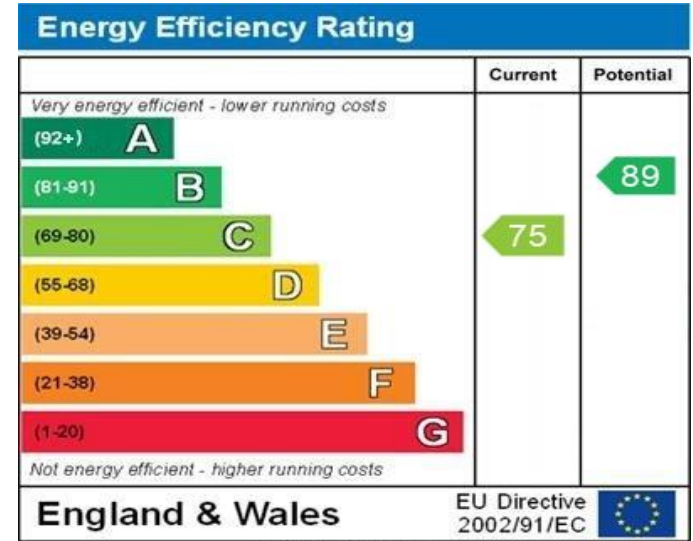
GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.

1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.8 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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