





Guide price £425,000

36 Walburton Way

Clanfield, PO8 0XP

- LINK-DETACHED HOME
- EN-SUITE TO MASTER
- DRIVEWAY & GARAGE
- GROUND FLOOR CLOAKROOM
- DINING ROOM
- THREE BEDROOMS
- WEST FACING REAR GARDEN
- CONSERVATORY
- 13FT LOUNGE
- POPULAR LOCATION

Nestled in a sought-after no-through road in the picturesque village of Clanfield, this well-presented three-bedroom link-detached home offers a blend of comfort and modern living.



Upon entry, you are welcomed into a spacious lounge featuring front aspect windows that bathe the room in natural light. The lounge seamlessly flows into the dining room through elegant French doors. Beyond the dining room, a lovely conservatory provides a tranquil space to enjoy views of the garden, with direct access for indoor-outdoor living.

The kitchen, with its rear aspect window, boasts a range of fitted wall and base units, ensuring ample storage and functionality. A service door provides convenient access to the garage. Positioned adjacent to the dining room, the kitchen presents an excellent opportunity for new owners to create an open-plan kitchen/dining area if desired. The ground floor is completed by a convenient cloakroom.

Upstairs, the master bedroom features a newly re-fitted en-suite shower room, offering a private retreat. Two additional well-proportioned bedrooms provide comfortable living spaces for family or guests. The beautifully re-fitted family bathroom is a highlight, featuring both a walk-in shower and a bath, catering to all preferences.

The enclosed rear garden enjoys a desirable westerly aspect, perfect for afternoon and evening sunlight. It features a patio area ideal for alfresco dining, with the remainder of the garden laid to lawn and bordered by mature shrubs, creating a serene and private outdoor space. The front of the property includes a driveway providing off-road parking and access to the garage.

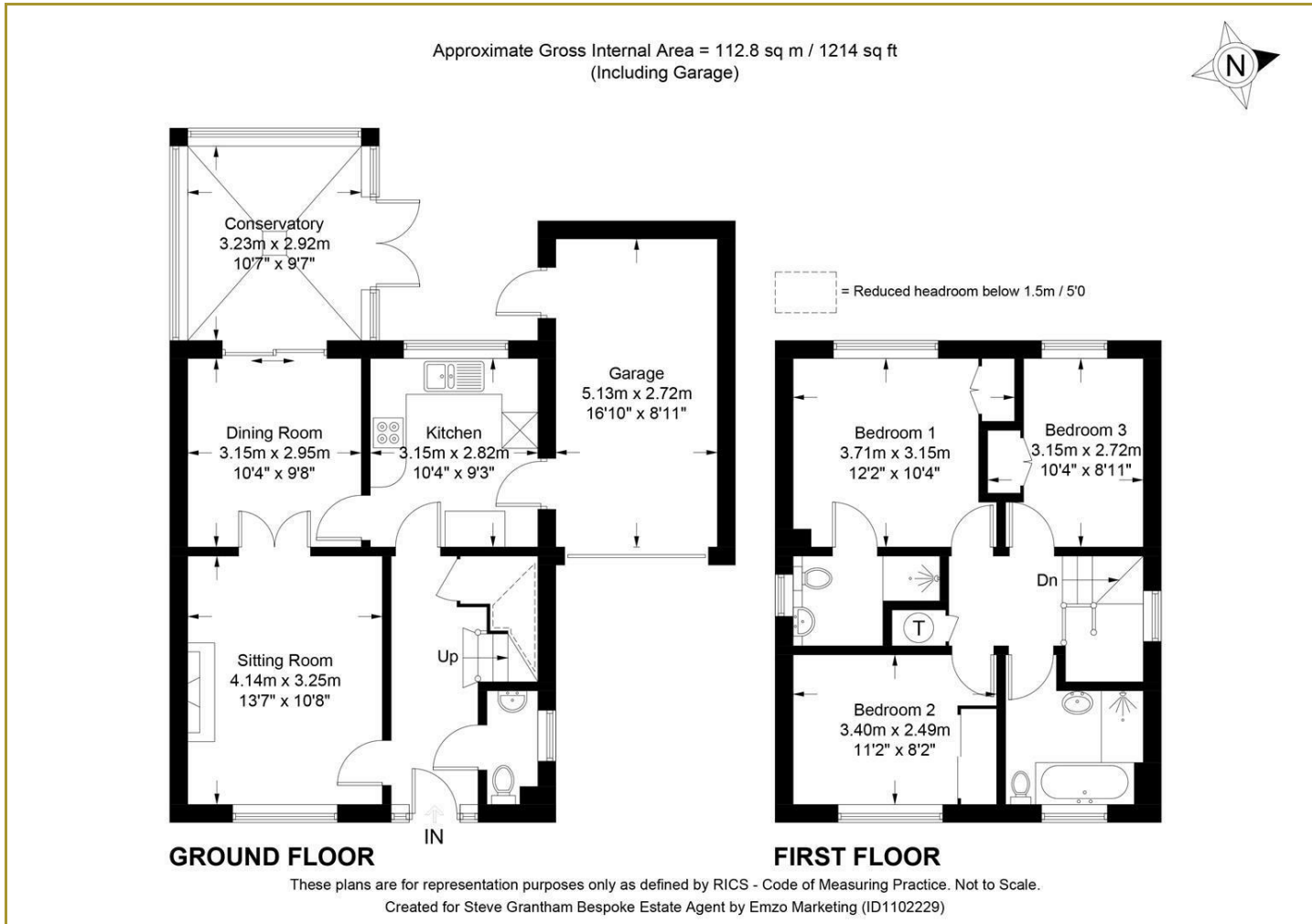
This delightful home is perfect for families seeking a peaceful village lifestyle with the convenience of modern amenities. Don't miss the chance to make this lovely house your new home.



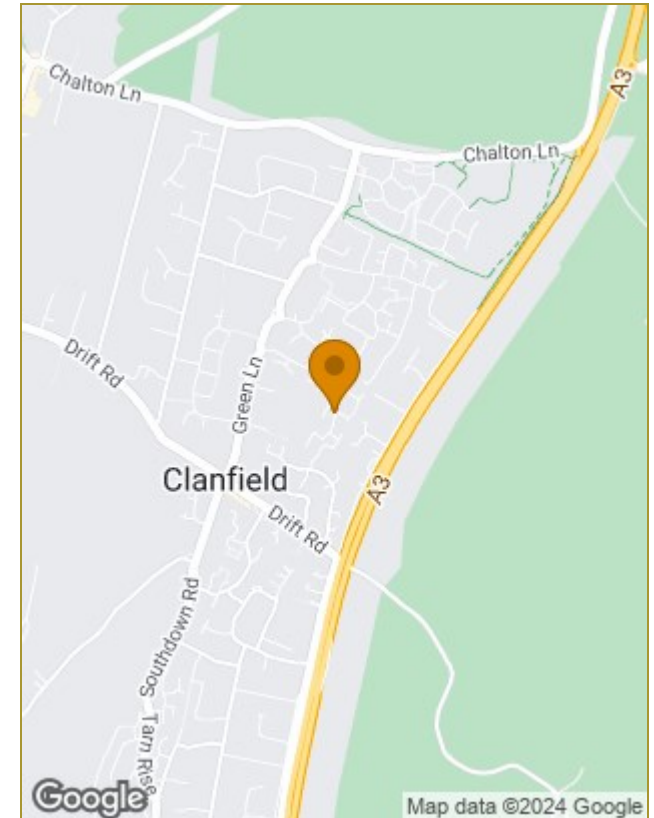




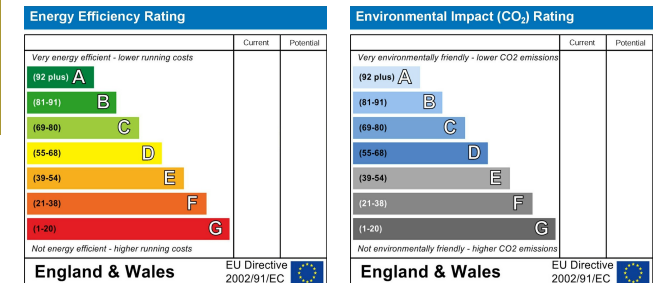
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.