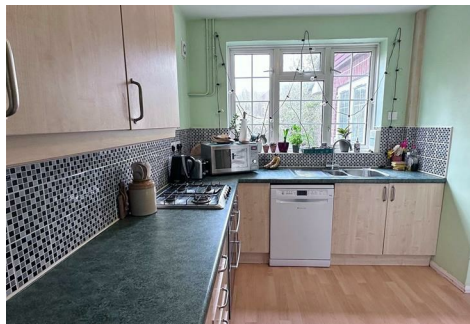




BROOK GAMBLE



7 Walnut Walk, Polegate, BN26 5AD

£425,000

Brook Gamble are delighted to offer to the market this SIGNIFICANTLY EXTENDED SUBSTANTIAL SEMI-DETACHED HOUSE in Polegate. WELL LOCATED FOR ACCESS TO LOCAL SHOPS and POLEGATE RAILWAY STATION, as well as POPULAR LOCAL SCHOOLS, the house boasts FLEXIBLE ACCOMMODATION with FIVE FIRST FLOOR BEDROOMS, a 23'9" THROUGH LOUNGE/DINING ROOM and a FURTHER SITTING ROOM/GROUND FLOOR 6TH BEDROOM. Further benefits include a GROUND FLOOR CLOAKROOM, integral GARAGE, gas central heating and double glazing as well as a LARGE GARDEN and DRIVEWAY to the front. Viewing is considered essential. Sole Agents.

uPVC front door to:

Entrance Hall

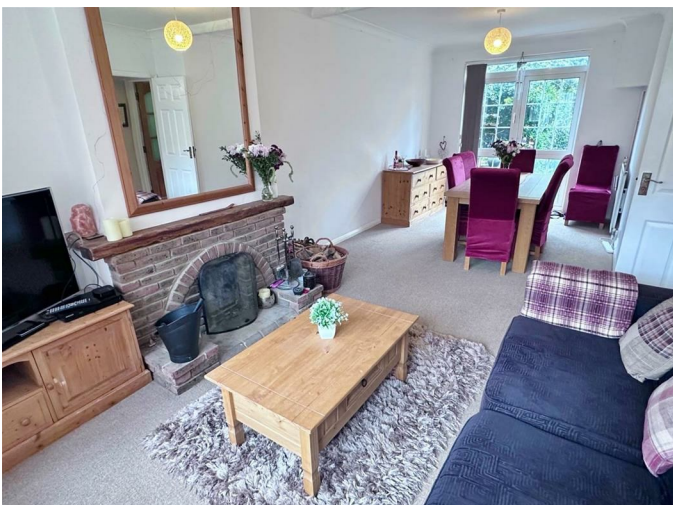


Under stairs cupboard. Further storage cupboard. Radiator. Wall lights.

Cloakroom

Low level WC. Wash basin. Radiator. Frosted uPVC double glazed window to front.

Through Lounge/Dining Room 23'9" x 12'0" reducing to 9'8" (7.24m x 3.66m reducing to 2.95m)



Open fire with brick surround and wooden mantle (there is a gas supply for conversion if desired). Two radiators. uPVC double glazed bay window to front. uPVC double glazed double doors to rear.

Kitchen 10'7" x 8'2" (3.23m x 2.49m)



Single drainer one and a half bowl sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over and incorporating four ring gas hob with electric oven below. Space and plumbing for dishwasher. Space for fridge freezer. Wall units. Radiator. Extractor fan. Part tiling to walls. uPVC double glazed window to rear. Door to:

Sitting Room 17'3" x 7'10" (5.26m x 2.39m)



Radiator. uPVC double glazed window to rear. uPVC double glazed double doors opening to garden. Door to garage.

Turning staircase, from entrance hall, to:

First Floor Landing

Hatch to loft, with loft ladder.

Bedroom 1 11'11" x 9'6" (3.63m x 2.90m)



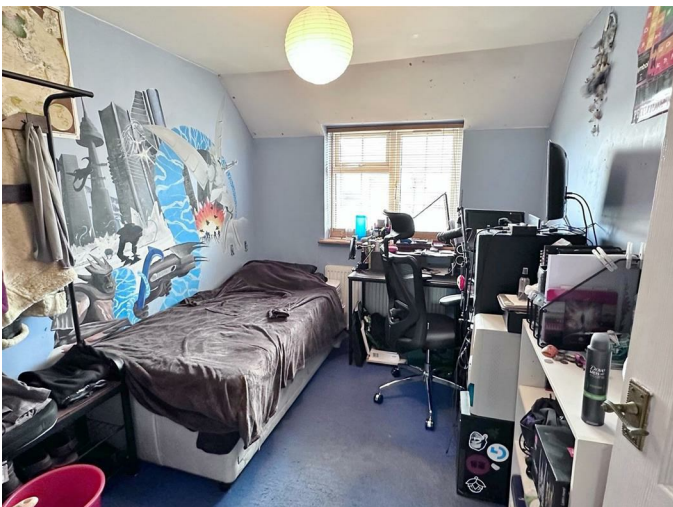
Range of built-in bedroom furniture incorporating chest of drawers and wardrobes. Radiator. uPVC double glazed window to front.

Bedroom 2 10'6" x 9'7" (3.20m x 2.92m)



Radiator. uPVC double glazed window to rear.

Bedroom 3 11'3" x 8'4" (3.43m x 2.54m)



Radiator. uPVC double glazed window to front.

Bedroom 4 11'3" x 8'8" (3.43m x 2.64m)



Radiator. uPVC double glazed window to rear.

Bedroom 5 8'6" x 8'3" (2.59m x 2.51m)



Currently used as an office with built-in desktop. Radiator. uPVC double glazed window to front.

Bathroom



Bath with wall mounted power shower unit over. Glazed shower screen. Pedestal wash basin. Linen cupboard. Radiator. Part tiling to walls. Inset ceiling spotlights. Frosted uPVC double glazed window to rear.

Separate WC



Low level WC. Bidet. Wash basin. Radiator. Frosted uPVC double glazed window to side.

Outside



There is a good sized rear garden (approx 90'), laid to lawn with mature plants and trees, three sheds, a summerhouse, a seating area and a paved patio.

The front garden is laid partly to lawn., enclosed by timber fencing and low wall. Gate for side access. Driveway leads to:

Garage 18'9" x 7'11" (5.72m x 2.41m)

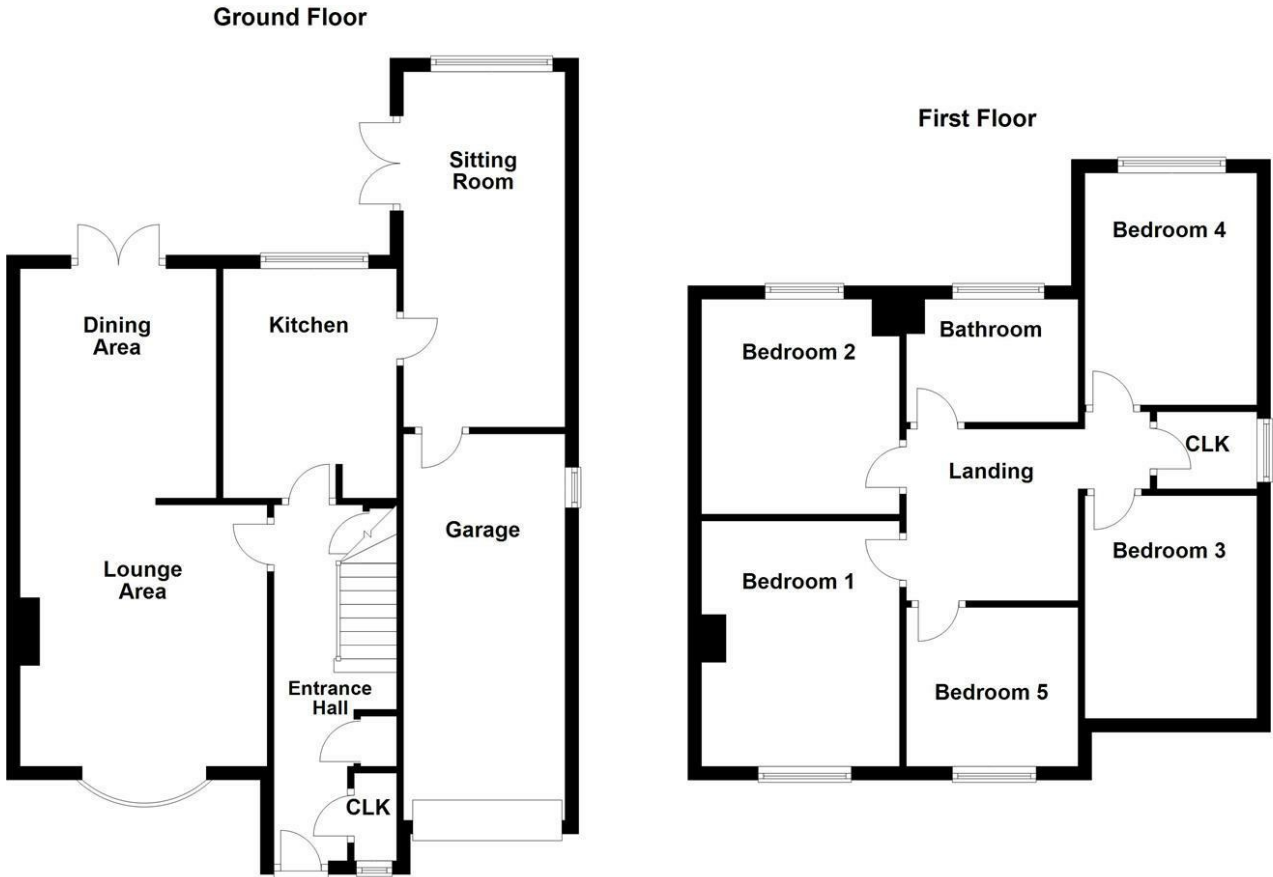
Up and over door. Light and power. Wall mounted gas boiler. Wall cupboards. Space and plumbing for

washing machine and tumble driers. Door to sitting room.

Other Information
Council Tax Band C

Total floor area 116 square metres

Floor Plan

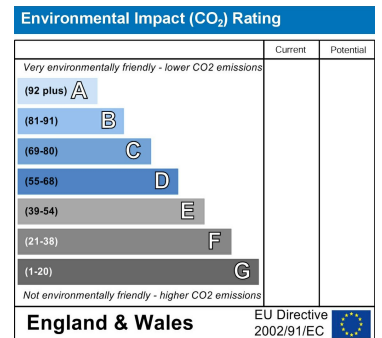
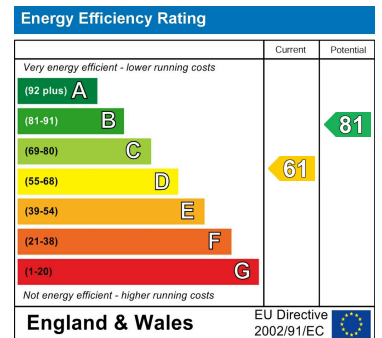


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.