



**Walnut Tree Walk, Wimblington PE15 0RT**

*welcome to*

**Walnut Tree Walk, Wimblington**

Individual Detached House - FIVE Bedrooms - THREE BATHROOMS - THREE Receptions - Galleried Landing  
Enclosed Rear Gardens- Off Road Parking & DOUBLE Garage \*\* CUL-DE-SAC LOCATION \*\*





### **Please Note**

The ground floor benefits from underfloor heating. Heat recovery and ventilation system.

### **Entrance Door**

to

### **Hall**

Laminate flooring. Stairs leading off. Telephone point.

### **Office / Study**

7' x 7' 11" ( 2.13m x 2.41m )

Window to side. TV / Telephone point.

### **W. C**

Low level w.c. Vanity wash hand basin with storage under. Part tiled walls.

### **Lounge**

20' 5" x 16' ( 6.22m x 4.88m )

Stepped down from Entrance Hall. Window to front. French doors to rear garden. TV & FM point. Sat point. Telephone point. Laminate flooring,

### **Dining Room**

15' x 11' 2" ( 4.57m x 3.40m )

Windows to rear. Laminate flooring. Open plan to lounge.

### **Kitchen / Breakfast Room**

19' 2" x 11' 2" ( 5.84m x 3.40m )

Window to side. French doors to garden. Single drainer sink with mixer taps, 1 1/4 bowl. Electric double oven, gas hob and cooker hood above. Integrated dishwasher. Range of wall and base units with storage under. Laminate flooring. TV point.

### **Utility Room**

9' 11" x 7' 10" ( 3.02m x 2.39m )

Door to side. Window to side. Single drainer sink with mixer taps. Plumbing for washing machine. Door to garage.

### **Double Garage**

17' 8" x 17' 6" ( 5.38m x 5.33m )

Electric remote roller shutter door. Gas central heating boiler (wall mounted) Hot water system.

### **Stairs To First Floor Landing**

Storage cupboard. Galleried landing. Window to front.

### **Bedroom One**

15' 4" x 11' 8" ( 4.67m x 3.56m )

French doors to balcony. Fitted wardrobes. Radiator. TV / Telephone point.

### **Dressing Area**

7' 11" x 4' 10" ( 2.41m x 1.47m )

Open plan to Bedroom.

### **En Suite**

Two windows to side. Heated towel rail. Bidet. Panelled spa bath. Vanity wash hand basin. Low level wc. Shower cubicle. Tiled floor. Part tiled walls. Underfloor heating.

### **Bedroom Two**

9' 11" x 10' 1" ( 3.02m x 3.07m )

Window to rear. Radiator. TV point.

### **En Suite**

Shower cubicle. Skylight to side. Low level wc. Tiled walls. Pedestal wash hand basin. Heated towel rail.

### **Bedroom Three**

13' 5" x 11' 2" ( 4.09m x 3.40m )

Window to rear and window to side. Radiator. Fitted wardrobes. TV / Sat point.

### **Bedroom Four**

11' 2" x 12' 1" ( 3.40m x 3.68m )

Window to rear. Radiator. TV point.

### **Bedroom Five**

12' 4" x 9' 11" ( 3.76m x 3.02m )

Window to front. Radiator. TV / Sat point.

### **Bathroom**

11' 3" x 6' 11" ( 3.43m x 2.11m )

Comprising four piece suite. Window to side. Corner bath with shower mixer taps. Separate shower cubicle. Tiled floor. Low level wc. Heated towel rail. Vanity wash hand basin with storage under. Loft access. Underfloor heating.

### **Outside**

Front gardens are open plan. There is a shared private drive leading to the off road parking and garage.

Rear gardens are enclosed. Block paved. Further gardens are laid to grass.



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welcome to

## Walnut Tree Walk, Wimblington

- Individual Detached House
- FIVE Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Enclosed Rear Gardens

Tenure: Freehold  
EPC Rating: B

**£475,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MCH112192 - 0008

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