



3

Bedrooms



1

Bathroom



1

Reception



- **THREE BEDROOM SEMI PROPERTY**
- **GATED DRIVEWAY & LOVELY COUNTRYSIDE VIEWS**
- **SPACIOUS OPEN PLAN KITCHEN DINER**
- **BRIGHT & OPEN LIVING ROOM**
- **THREE LARGE BEDROOMS**
- **MAIN BEDROOM with FITTED WARDROBES**
- **RECENTLY REFURBISHED BATHROOM**
- **GREAT BLANK CANVAS REAR GARDEN with SIDE ACCESS**
- **CLOSE TO LOCAL SHOPS, PUBS & CAFES**
- **CONTACT SAMUEL MAKEPEACE TODAY!**



Get ready to be welcomed into the lovely residence on Walton Grove. Once you book a viewing, you won't be able to get it out of your mind. Nestled in a peaceful cul-de-sac area, this home offers tranquillity and convenience. Located close to local amenities and the gorgeous countryside views. This spacious home greets you with its impressive entrance hall ready to explore the rest of the home. The kitchen/breakfast room, utility space, and WC offer practicality and ease with modern fitting. Following onto the large lounge is filled with natural light making it great atmosphere. Ascend the staircase, to discover three generously sized bedrooms, with the master bedroom boasting fitted wardrobes, accompanied by a modern bathroom which was recently renovated. Outside, the property includes a front driveway and to the rear a garden awaiting a green thumb gardener. Reach out to Samuel Makepeace Bespoke Estate Agents today to schedule your viewing!

ROOM DETAILS

Entrance Hall - Double glazed door, vinyl flooring and vertical radiator.

Lounge - Double glazed patio doors, laminate flooring, fireplace with gas supply and radiator.

Kitchen - Two double glazed windows. Fitted wall and base units with work surfaces, sink, drainer and half bowl, space for cooker, tiled splashback and cooker hood. Space for washing machine, dryer and fridge/freezer. Tiled flooring, cupboard and radiator.

WC - Double glazed window, LLWC, hand wash basin and vinyl flooring.

Landing - Loft access and cupboard.

Bedroom One - Double glazed window, fitted wardrobes and radiator

Bedroom Two - Double glazed window and radiator.

Bedroom Three - Double glazed window, cupboard and radiator.

Bathroom - Double glazed window. LLWC, hand wash basin with vanity, bath with shower. Part tiled walls, vinyl flooring, extractor fan and towel warming radiator.

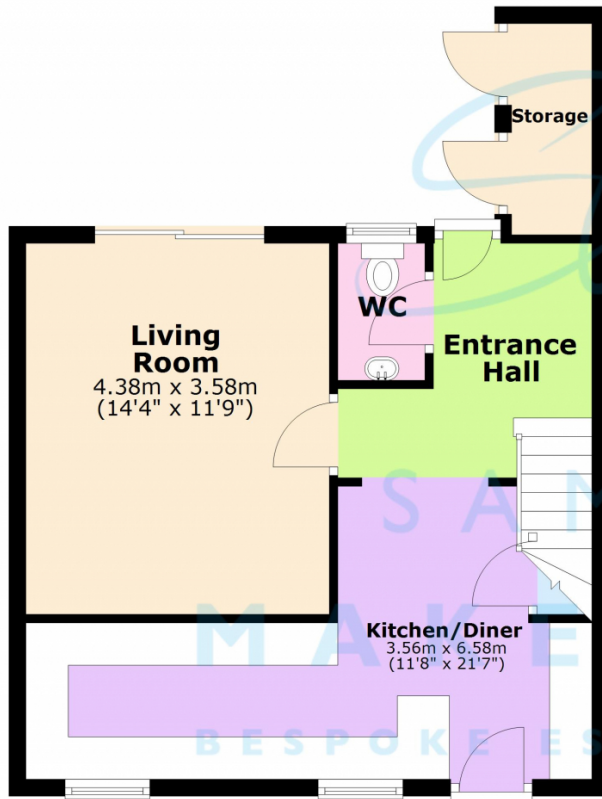
EXTERIOR

Front - Gated driveway with paved steps to door.

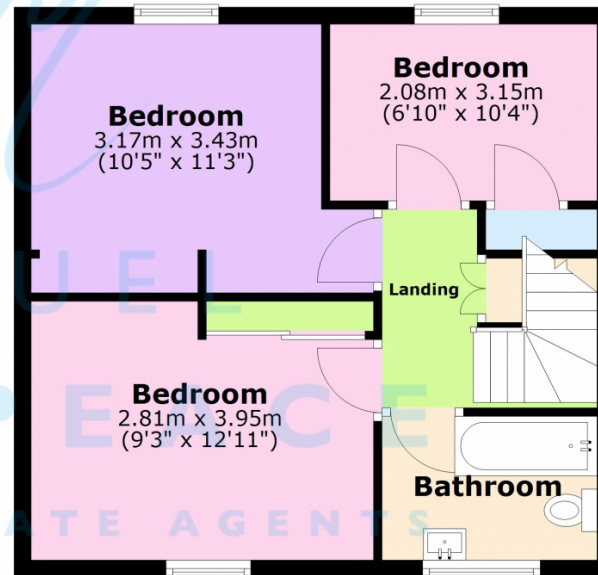
Rear - Paved areas.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	64	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	81
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Talke, ST7

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