

Mark
Webster
estate agents



Walnut Close
Hartshill
£495,000

*** IT'S ALL ABOUT THE POSITION ON THIS ONE - LARGE EXTENDED FAMILY HOME -CONVERTED DOUBLE DETACHED GARAGE ***. This is a beautifully situated modern 4 bedroom detached family home offering an excellent range of spacious and flexible accommodation positioned at the end of a private drive approach. Viewing is a must.

DINING/FAMILY ROOM 16' 8" x 17' 2" maximum (5.08m x 5.23m)

(12'7" minimum depth) Having an opaque double glazed entrance door, double glazed windows to front and side aspects, double panelled radiator, laminated wooden effect flooring, double glazed window to rear aspect, recessed LED ceiling down lights and open plan through to the kitchen.

REFITTED KITCHEN 13' 3" x 9' 2" (4.04m x 2.79m)

Two double glazed windows to front aspect, recessed LED ceiling down lights, laminated wooden effect flooring, wide range of re-fitted 'Shaker' style kitchen units, tall pull out larder style unit, Range style gas cooker with an extractor hood above, ceramic sink, wooden effect square edge work surfaces with matching up stands, built in dishwasher and fridge freezer, tiled cooker splash back built in eye level microwave, door giving access to the rear living accommodation and a further door to the utility room.

UTILITY ROOM 5' 9" x 4' 10" (1.75m x 1.47m)

Opaque double glazed side entrance door, single panelled radiator, tall larder style unit, single base unit, double eye level unit, wooden effect square edge work surface, space and plumbing for a washing machine.

GUEST WC 4' 3" x 3' 4" (1.3m x 1.02m)

Single panelled radiator, low level WC, wash basin, tiled splash back area and oak flooring.

LOUNGE 13' 4" x 12' 5" maximum (4.06m x 3.78m)

Oak flooring, feature fireplace surround with a marble effect back and hearth, single panelled radiator and open plan through to the conservatory.

CONSERVATORY 10' 9" x 10' 5" (3.28m x 3.18m)

Having double glazed windows, oak flooring, double panelled radiator and double glazed French doors leading out to the rear garden.

DINING ROOM 13' 3" x 8' 9" (4.04m x 2.67m)

Oak flooring, stairs leading off to the first floor landing, single panelled radiator and double glazed sliding patio style doors leading out to the rear garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, access to the roof storage space and doors leading off to...

BEDROOM ONE 13' 3" x 9' 8" (4.04m x 2.95m)

Two double glazed windows to front aspect, single panelled radiator and a door to the en-suite.

ENSUITE 7' 8" x 5' 3" (2.34m x 1.6m)

Opaque double glazed window to side aspect, single panelled radiator, low level WC, corner pedestal wash hand basin, corner shower cubicle, PVC panelled walls, useful saver connection point, PVC panelled ceiling with recessed ceiling down lights.



BEDROOM TWO 10' 3" x 9' 9" (3.12m x 2.97m)

Double glazed window to rear aspect, single panelled radiator and a door to the airing cupboard.

BEDROOM THREE 8' 8" x 8' 0" (2.64m x 2.44m)

Double glazed window to front aspect, single panelled radiator and laminated wooden effect flooring.

BEDROOM FOUR 11' 1" x 6' 5" minimum (3.38m x 1.96m)

Double glazed window to rear aspect and a single panelled radiator.

BATHROOM 8' 0" x 5' 10" (2.44m x 1.78m)

Opaque double glazed window to side aspect, single panelled radiator, low level WC, wash basin with useful vanity storage beneath, panelled bath with an electric shower over, tiled splash back areas.

TO THE EXTERIOR

The property is beautifully situated at the end of a private drive with gated access to the tarmac driveway, variety of well established plants and shrubs, stoned patio area, side gated access to the rear garden, converted double garage and side timber framed office/store. The rear garden has a degree of privacy having a paved patio, artificial lawn, rear stoned seating area and conifer screening to one side.

CONVERTED DOUBLE GARAGE 15' 7" x 15' 0" (4.75m x 4.57m)

A flexible space that offers many uses having two double glazed windows to front aspect, double glazed window to side aspect, two modern wall mounted electric heaters, recessed LED ceiling down lights, access to the roof storage space and a door to...

WC 4' 8" x 4' 3" (1.42m x 1.3m)

Having a portable WC, wash basin with storage beneath, Triton electric water heater.

GARDEN OFFICE/STORE 10' 9" x 9' 5" (3.28m x 2.87m)

A wooden framed structure that would make an ideal office/work room having recessed ceiling down lights and double glazed windows.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

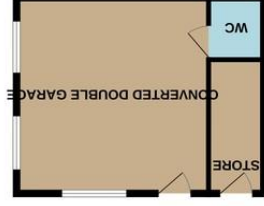
COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).



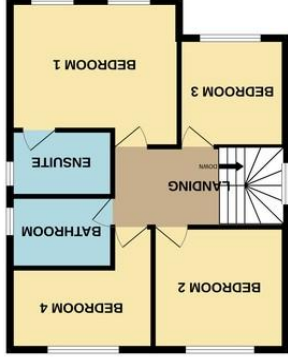
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Sat: 9:00am – 4:00pm



GROUND FLOOR (105.0 sq.m.) approx.



1ST FLOOR (83.3 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 areas 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 is made as to their operability or efficiency and are given.

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