



**Kennedy
& Foster**

35 Walnut Avenue

Langford

SG18 9GT

£460,000

- BRAND NEW END TERRACE HOME BUILT TO 'THE FILEY' DESIGN
- THREE STOREY LIVING
- FOUR GOOD SIZE BEDROOMS
- LOUNGE
- KITCHEN/DINING ROOM
- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- DRIVEWAY
- READY TO MOVE INTO



Situated on the edge of Langford on the desirable Lewin Park development. This four bedroom end terrace brand new home is built in to 'The Filey' design and is ready to move in. The property offers spacious bedrooms, downstairs cloakroom, ensuite and family bathroom. Next to the property is block paved driveway leading to the garage.

FRONT DOOR INTO:

ENTRANCE HALL

Amtico flooring, radiator, stairs with carpet fitted to first floor landing. Panelled doors to:

CLOAKROOM

Low level WC, pedestal basin, radiator, frosted uPVC double glazed window to front aspect, amtico flooring.

LOUNGE

16' 02" x 10' 04" (4.93m x 3.15m) uPVC double glazed windows and French doors to rear garden, amtico flooring, radiator, under stairs storage cupboard.

KITCHEN/DINER

15' 8" x 9' 2" (4.78m x 2.79m) Range of wall, base and drawer units with work surfaces over, built in double oven, gas hob and extractor over, built in washing machine and fridge/freezer, single drainer sink unit with mixer tap, cupboard housing boiler, uPVC double glazed window to front, amtico flooring, radiator.

FIRST FLOOR LANDING

Walk in storage cupboard, carpet fitted. Panelled doors to:

BEDROOM TWO

11' 10" x 8' 10" (3.61m x 2.69m) Carpet fitted, radiator, uPVC double glazed window to front.

BEDROOM THREE

10' 5" x 8' 11" (3.18m x 2.72m) Carpet fitted, radiator, uPVC double glazed window to rear.

BEDROOM FOUR

10' 5" x 7' 00" (3.18m x 2.13m) Carpet fitted, radiator, uPVC double glazed window to rear.

BATHROOM

Panelled bath with mixer tap, shower over and shower screen, tiled splash back, pedestal basin, low level WC, amtico flooring, uPVC double glazed frosted window to front.

SECOND FLOOR LANDING

Carpet fitted. Panelled door to:

MASTER BEDROOM

14' 06" max x 12' 07" (4.42m x 3.84m) Built in double wardrobe with mirrored sliding doors, carpet fitted, radiator, uPVC double glazed window to front. Panelled door to:

ENSUITE

Tiled shower cubicle with bi folding door, shower over. Close coupled WC, vanity basin, heated towel rail, Amtico flooring, shaver point.

OUTSIDE

FRONT

Pathway to door, lawn, shrubs.

DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO CARS

REAR GARDEN

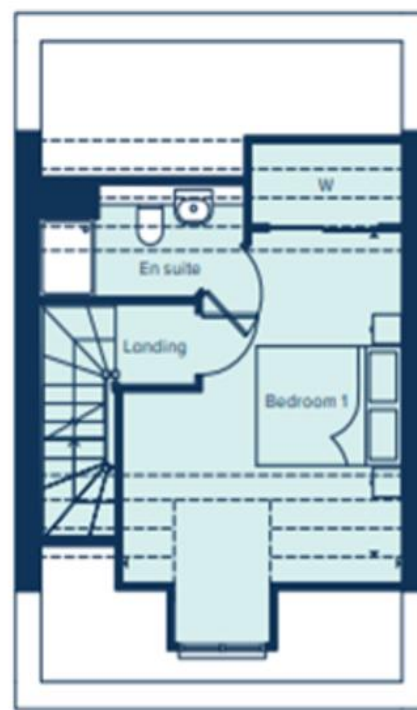
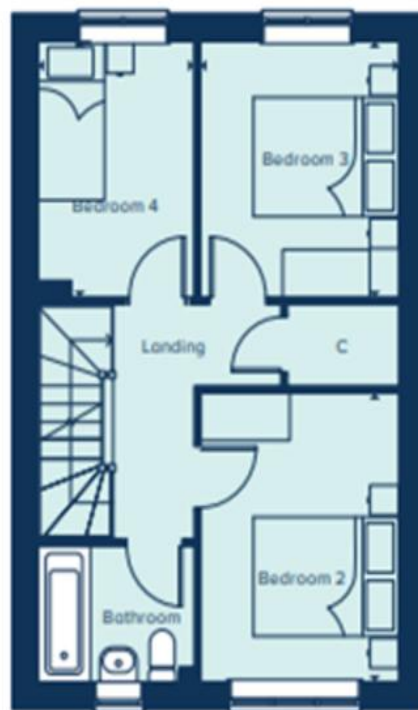
Laid to lawn, patio, gated side access, outside tap.

AGENTS NOTE

Pictures are representative only. The Filey is available as a end terrace from £460,000 and semi detached from £475,000.

ESTATE CHARGE - £249.63 ANNUALLY





COUNCIL TAX BAND

Tax band TBC

TENURE

Freehold

LOCAL AUTHORITY

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.