

Firmin & Co. Estate Agents

8 Walkers Way

South Bretton PE3 9AX

Offers in the region of £440,000

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Brilliantly presented detached family home on Walkers Way, a popular part of South Bretton.

This property comprises of;

Ground Floor- entrance hall with re-fitted w/c, family room with window to the front, double doors to the lounge from the hall, open through to the dining room with patio doors to the garden, re-fitted kitchen/breakfast room through to the utility room with door to the garden.

First Floor- landing, four bedrooms, re-fitted family shower room, bedroom one benefitting from built in wardrobes and a re-fitted en suite shower room.

Outside- to the front of the property, driveway offering off road parking for several vehicles, small lawn, enclose with established bushes and trees. To the rear of the property, an enclosed garden mainly laid to lawn, patio and gravel with a mix of mature plants.

This property has to be viewed to be appreciated, is with easy reach of local amenities and major transport links.

Tenure: Freehold
Council Tax Band: E

























Ground Floor

Entrance Hall

W/C

Lounge
16'4" x 10'7" (4.99m x 3.25m)

Dining Room
10'8" x 9'11" (3.26m x 3.04m)

Family Room
17'1" x 7'5" (5.23m x 2.28m)

Kitchen/Breakfast Room
14'4" x 8'11" (4.37m x 2.73m)

Utility Room
7'8" x 7'5" (2.35m x 2.28m)

First Floor

Bedroom One
10'11" max 15'10" max (3.35m max 4.85m max)

En Suite Shower Room

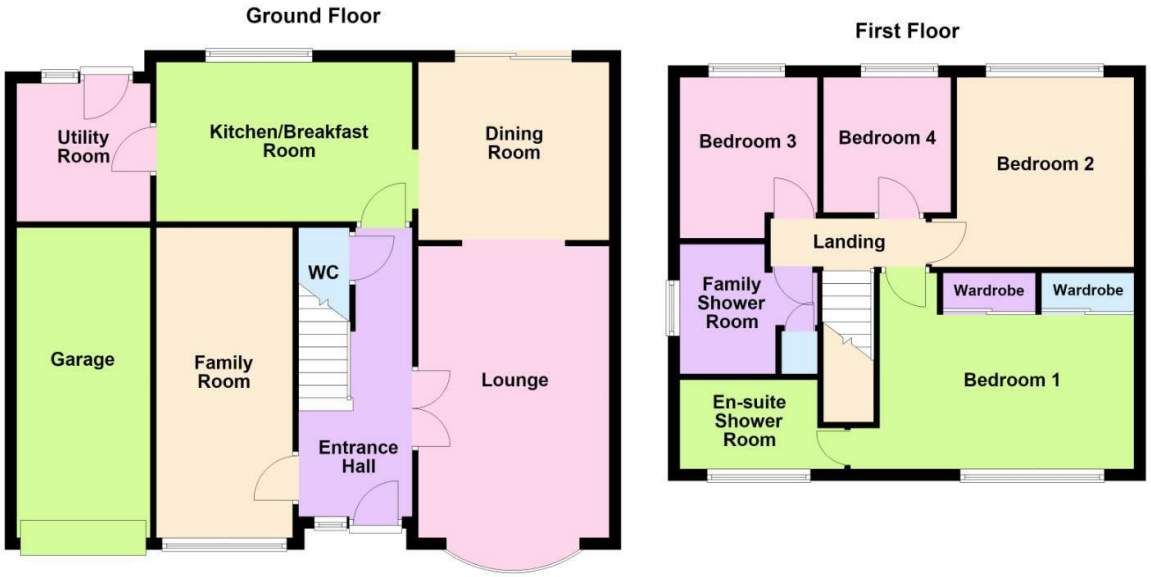
Bedroom Two
10'8" x 9'11" (3.26m x 3.03m)

Bedroom Three
9'1" max x 7'7" max (2.78m max x 2.33m max)

Bedroom Four
7'7" x 7'3" (2.33m x 2.23m)

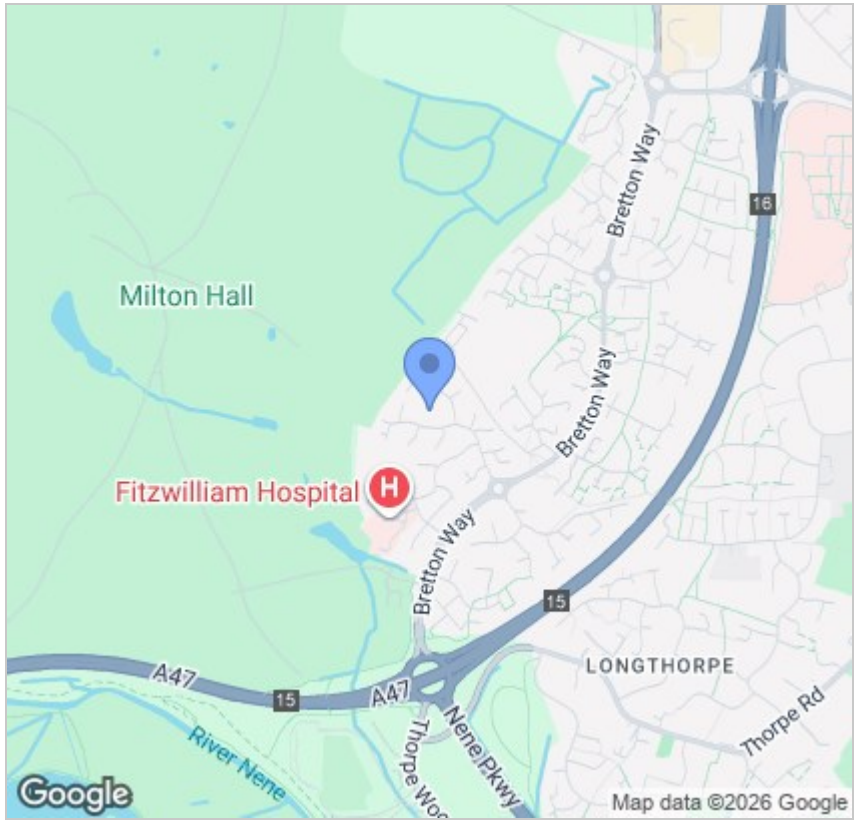
Family Shower Room

Floor Plan

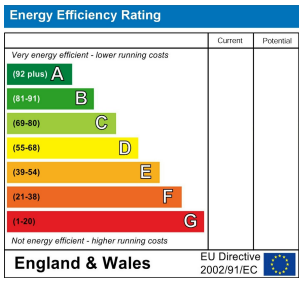


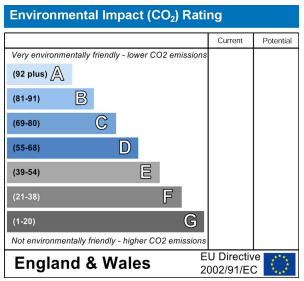
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Orton Office on 01733 852257
if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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