



## Tusons Farm, Gill Lane, Walmer Bridge

£450,000



 4  2  1

| EPC rating: D

- Semi Rural Location
- Generous Garden
- Scope For Extension

- Four Double Bedrooms
- Sought After Location
- No Chain Sale



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## Description

Northwood are pleased to offer this well proportioned four bedroom semi detached property that sits in a large plot, forming part of a soon to be exclusive development in the ever popular village of Walmer Bridge.

In brief the property comprises to the ground floor: enclosed porch, spacious lounge with wood burning stove, dining kitchen, utility room, and downstairs shower room. Upstairs are four double bedrooms and a family bathroom.

There is ample parking to the front and side with the potential to build a garage and larger than average lawned garden to the rear.

Early viewings are highly recommended.

## Additional Information

Please note that this property currently forms part of a seven-bed detached house and will be divided to create a four bedroom semi as per the description and floorplans.

The current owners will undertake all necessary works and alterations required prior to completion (including title deeds).

Please also note that the first images of the front aspect and rear garden are digitally enhanced to portray the potential arrangement that the gardens offer. All additional photos are true images.

## Photographs



# Rooms

## Entrance Porch

Tiled flooring, glazed door to the lounge.

## Lounge

Solid oak flooring with under floor heating, open hearth with wood burning stove. Stairs to the first floor.  
*25.7ft x 12.2ft (7.82m x 3.72m)*

## Dining Kitchen

Windows with views over the rear aspect, door to the utility room and inner hall. Fitted kitchen with integrated fridge, electric oven and hob. Floor mounted oil fired central heating boiler.

*18.7ft x 12ft (5.69m x 3.67m)*

## Utility

Window to the side aspect, and door to the front. Tiled flooring.

*10.6ft x 5.9ft (3.23m x 1.81m)*

## Study Area

Door leading to the shower room.

*5.7ft x 6.7ft (1.75m x 2.03m)*

## Shower Room

Low level wc, wash basin and shower cubicle.

*6ft x 6.7ft (1.82m x 2.03m)*

## Landing

Loft access.

## Master Bedroom

Double bedroom with window to the front aspect. Fitted wardrobes

*14.2ft x 11.9ft (4.34m x 3.63m)*

## Bedroom Two

Double bedroom with window to the front aspect.

*11.9ft x 11.1ft (3.63m x 3.38m)*

## Bedroom Three

Double bedroom with window to the rear aspect.

*11.3ft x 9.2ft (3.45m x 2.8m)*

## Bedroom Four

Double Bedroom with window to the rear aspect.

*12.3ft x 7.1ft (3.76m x 2.17m)*

## Loft Space

Potential to provide a good sized loft room.

*24.6ft x 25.7ft (7.49m x 7.82m)*

# Floorplan



# Map

