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Blumenthal Close, Weldon

£290,000 Freehold

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EPC Rating B. Council Tax D.



Occupying an attractive position within the desirable Weldon Park development, this exceptional three-bedroom detached residence combines contemporary design with beautifully appointed interiors, creating an ideal home for modern family living.

Thoughtfully designed throughout, the accommodation offers a wonderful balance of style & practicality. The generous living room provides an inviting space to relax & entertain, with elegant French doors opening onto the beautifully landscaped rear garden, seamlessly blending indoor & outdoor living.

At the heart of the home is the impressive dual-aspect breakfast kitchen, fitted with a stylish range of high-gloss units complemented by integrated appliances, extensive work surfaces & an abundance of storage. Filled with natural light, this superb space is perfect for everyday family life & entertaining alike. A separate utility room, cloakroom & additional storage enhance the practicality of the ground floor.

The first floor offers three generously proportioned bedrooms. The luxurious principal suite benefits from fitted wardrobes, a matching chest of drawers & a contemporary en-suite shower room featuring a spacious double shower enclosure. Bedrooms two & three are both excellent-sizes, with the second bedroom enjoying dual-aspect windows that create a bright & airy atmosphere.

Outside, the property continues to impress. The fully enclosed walled rear garden has been thoughtfully landscaped in an attractive cottage style, offering a paved patio ideal for al fresco dining, a well-maintained lawn, & beautifully established borders planted with a colourful variety of mature flowers & shrubs, providing interest throughout the seasons.

A driveway positioned to the side of the property provides convenient off-road parking for two vehicles.

Beautifully presented throughout & located within one of the area's most sought-after modern developments, this outstanding home offers an exceptional opportunity for families & professionals seeking stylish, turnkey accommodation in a popular residential location.

Entrance Hall

Double glazed window to front, radiator, ceiling light, vinyl to flooring, stairs rising to first floor.

Living Room

5.61m x 3.11m (18'5" x 10'2")

Double glazed window to front, double glazed French doors opening onto garden, carpet to flooring, ceiling light, radiator, TV point, Internet point.

Breakfast Kitchen

5.59m x 2.86m (18'4" x 9'5")

Double glazed window to front & side. Kitchen comprising of wall & base high gloss units, wood effect work surfaces over, stainless steel bowl & half sink with drainer, four ring gas hob, cooker hood over, integrated fridge/freezer, integrated dishwasher, vinyl to flooring, down lights, storage cupboard, radiator.

Utility

1.57m x 1.57m (5'2" x 5'2")

Double glazed door opening to garden, wall & base units, wood effect work surfaces over, wall mounted boiler, space for washing machine, down lights, vinyl to flooring.





Cloakroom

1.45m x 0.87m (4'10" x 2'11")

Low level WC, pedestal wash hand basin, tiled splash backs, extractor fan, ceiling light, radiator, vinyl to flooring.

First Floor Landing

Carpet to flooring, storage cupboard, radiator, ceiling light.

Bedroom One

5.63m x 3.11m (18'6" x 10'2")

Double glazed window to front, fitted wardrobe & chest of drawers, carpet to flooring, radiator, ceiling light.

En Suite

2.21m x 1.19m (7'4" x 3'11")

Double glazed window to side, double shower enclosure, mains shower, low level WC, pedestal wash hand basin, part tiled walls, down lights, part tiled wall, extractor fan.

Bedroom Two

3.22m x 2.78m (10'7" x 9'1")

Double glazed windows to front & side, carpet to flooring, ceiling light, radiator.

Bedroom Three

2.79m x 2.3m (9'2" x 7'6")

Double glazed window to side, carpet to flooring, ceiling light, radiator.

Bathroom

2.18m x 1.87m (7'2" x 6'1")

Double glazed window to front, paneled bath with mixer tap, low level WC, pedestal wash hand basin, part tiled walls, radiator, down lights, vinyl to flooring.

External

Front - Stepped frontage leading to front door, off road parking for two vehicles.

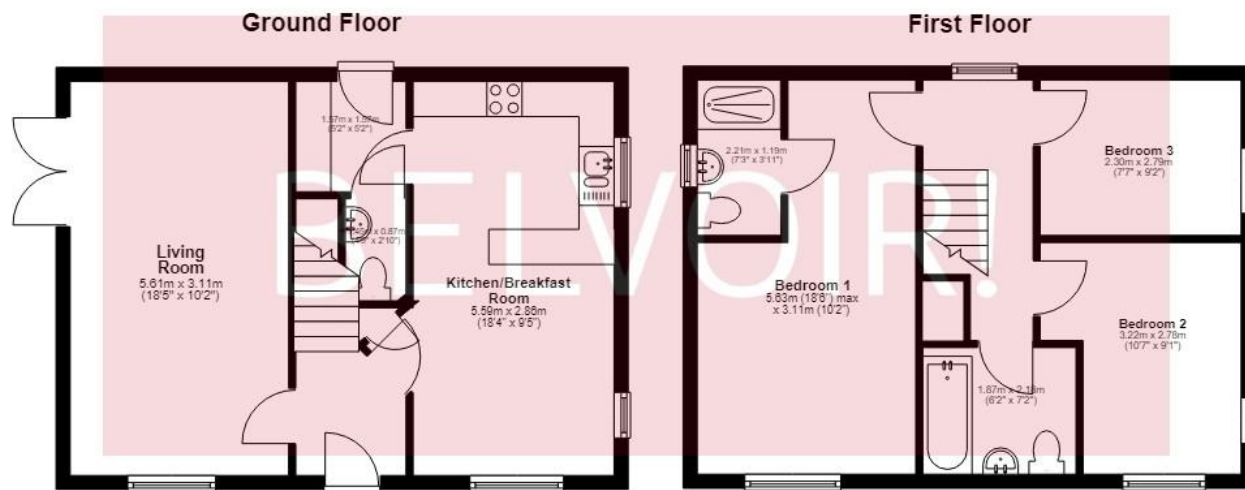
Rear - Enclosed walled garden to side, slabbed patio, laid lawn, mature borders with a mixture of plants & flowers, access to front.

Agents Notes

Development Charge £132.63 pa

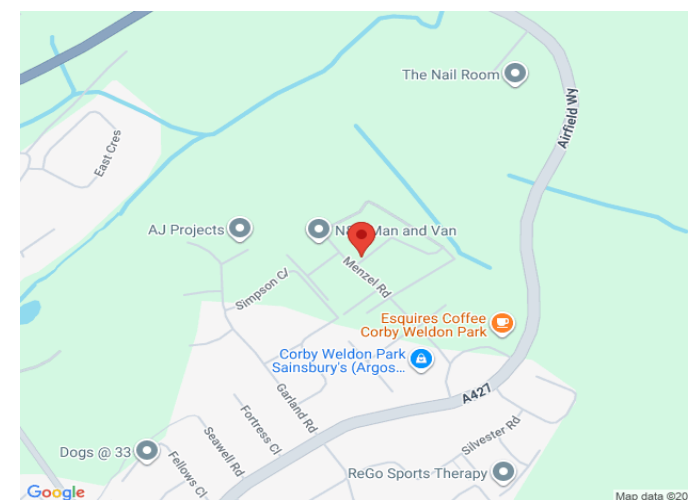
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





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Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Contact us today to arrange a viewing...

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