



Winter Walk, Whitchurch

£485,000

- **Energy Rating - C**
- **En-Suite To Bedroom One**
- **Decent Size Kitchen / Breakfast Room**
- **Ground Floor W/C**
- **Four Bedrooms**
- **17ft x 13ft Living Room**
- **Garage & Driveway**
- **Cul-De-Sac Location**

Built in 2009 by Linden Homes, this attractive four-bedroom end-of-terrace townhouse forms part of the popular and well-positioned Winter Walk development, tucked away in a quiet cul-de-sac just off the Wells Road in Whitchurch.

Arranged over three floors, the accommodation is both spacious and practical, making it an ideal home for families or buyers looking for flexible living. The ground floor features a welcoming entrance hall, a handy ground floor W/C and a well-proportioned kitchen/breakfast room, perfect for everyday family life. To the rear, a generous 17ft x 13ft living room provides a comfortable space to relax and opens out onto the enclosed rear garden, ideal for entertaining or enjoying warmer months.

Upstairs, the property offers four well-sized bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom serving the remaining bedrooms.

Outside, the enclosed rear garden offers a private and manageable outdoor space, while a garage and driveway provide valuable off-street parking.

Well located for access to local amenities, transport links and the Wells Road, this is a smart, modern home offering space, convenience and a great setting within a sought-after development.

Living Room 16'11" x 13'6" (5.17 x 4.12)

Kitchen 15'2" into bay x 9'8" (4.63 into bay x 2.95)

Bedroom One 20'5" max x 10'4" max (6.23 max x 3.17 max)

En-Suite 6'11" x 6'2" (2.11 x 1.89)

Bedroom Two 13'2" x 9'10" max (4.03 x 3.00 max)

Bedroom Three 12'9" x 9'9" (3.90 x 2.98)

Bedroom Four 7'6" x 7'6" (2.30 x 2.30)

Bathroom 6'6" x 5'8" (2.00 x 1.75)

Garage 18'8" x 8'10" (5.70 x 2.71)

Tenure Status - Freehold

Council Tax - Band D

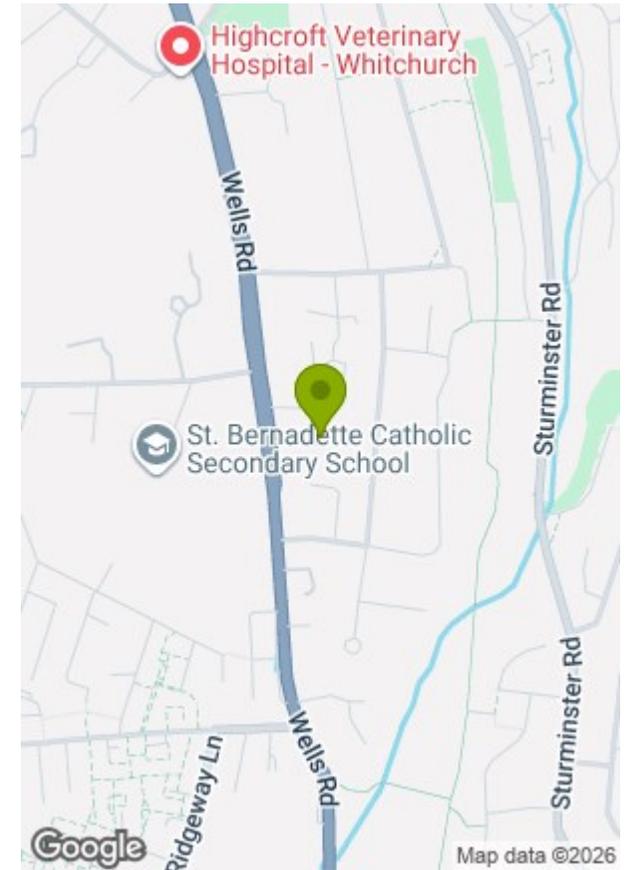
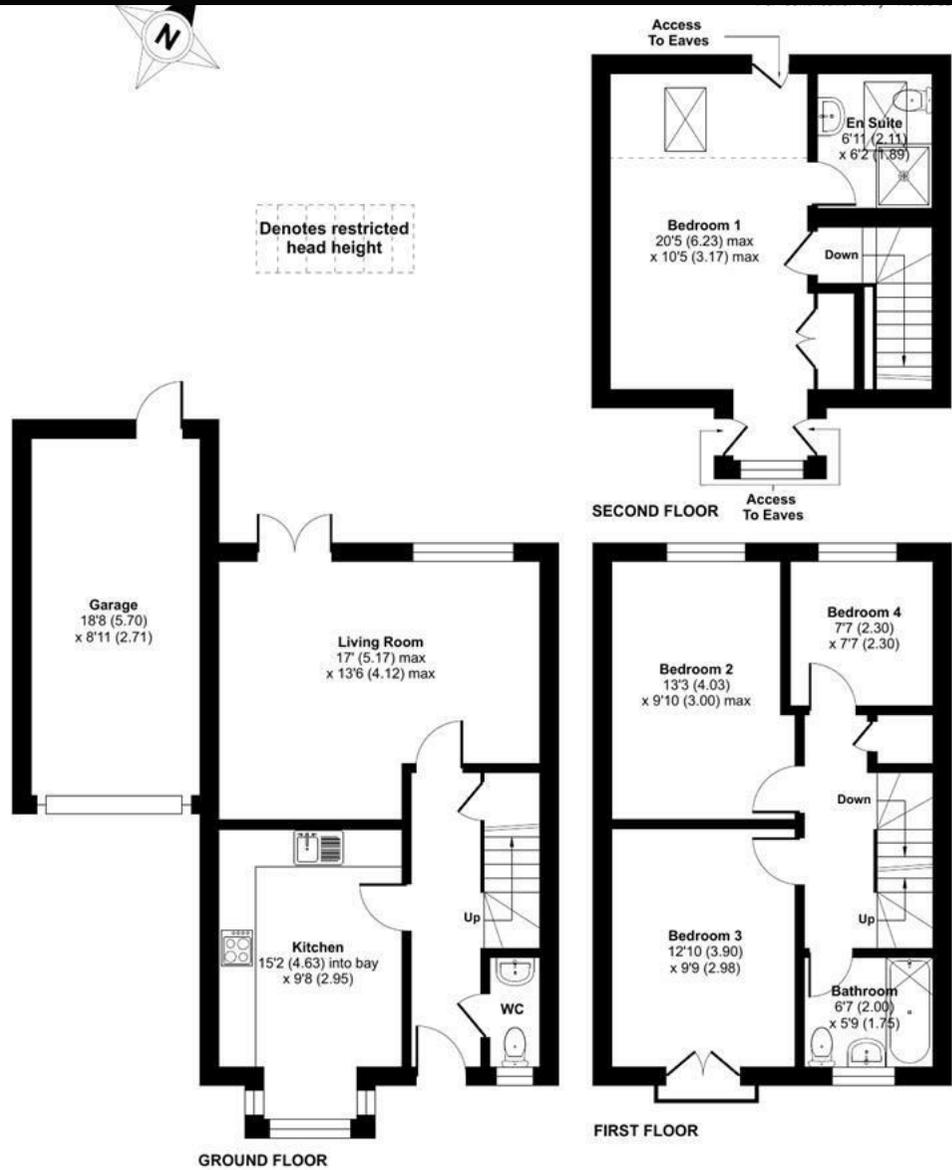












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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