



McMullen Close, Wallingford OX10 0LQ





## McMullen Close, Wallingford

A superb family home set on the front of this popular development featuring an attractive aspect to the front and a mature and secluded garden. It has ample parking on its drive and a double width garage. The spacious accommodation comprises 4 bedrooms and 2 bathrooms to the 1st floor, the living space includes a 20' sitting room, dining room, cloakroom kitchen-breakfast room and adjacent utility room. Set just west of the town just 0.7 of a mile to the shops and restaurants.

### Accommodation

The property is double glazed with gas central heating to radiators.

## Tenure - Freehold

Entrance Porch: Quarry tile step with covered side passage and door to garage.

Entrance Hall: Stairs to landing, cupboard below, wood style floor and radiator.

Cloakroom: Fitted with a two-piece suite, window, radiator, tiled floor.

Sitting Room: 20'1 x 11'7 A triple aspect room with windows front and side, French doors to the garden, fireplace with decorative surround, marble inset and hearth (gas fire is currently capped off). Two radiators, archway to:

Dining Room: 12'6 x 8'8 Walk in bay with French doors to the garden, radiator, serving hatch.

Kitchen/Breakfast Room: 13'5 x 9'8 A double aspect room with a range of storage units, worktops and stainless steel sink, appliance spaces, radiator, tiled floor, gas boiler.







Utility Room: 9'4 x 8'5 Window and stable door to the side, storage units, sink, space for washing machine and tiled floor, radiator. Door to garage.

Stairs to Landing: Window to front, loft access, airing cupboard.

Bedroom 1: 13' x 10'1 Excl. wardrobes. Window overlooking the garden, double wardrobe with sliding mirror doors, radiator.

En Suite Bathroom: Fitted with a 4-piece suite, window, tiling, bath and separate shower cubicle, radiator.

Bedroom 2: 10'7 x 8'11 excl. wardrobe. Rear aspect, full width wardrobe with sliding mirror doors, radiator.

Bedroom 3: 8'9 x 8'6 (Partially L-shaped) Windows to front and side, radiator.

Bedroom 4: 10' x 7'7 Window to the rear, radiator.

Bathroom: 3-piece suite, champagne, brackets double glaze window, radiator, wood style floor.

Outside

To the Front: There is a tarmac driveway with a lawn with shrub borders in front of the house and a block paved path to the front door. Further area of lawn on the other side of the drive with an established hedge along the road order.

Double Garage: 20'3 max. x 16'10 Twin doors to the drive, side window, light and power, range of cupboards, doors to side passage and utility.

Rear Garden:

The garden offers a good deal of seclusion and features a paved terrace with raised side bed beyond is an area of lawn with shrub and plant corner/side bed. The garden is screened by a well maintained conifer hedge with a brick wall to one side and a gated side passage to the front.



**Directions:**

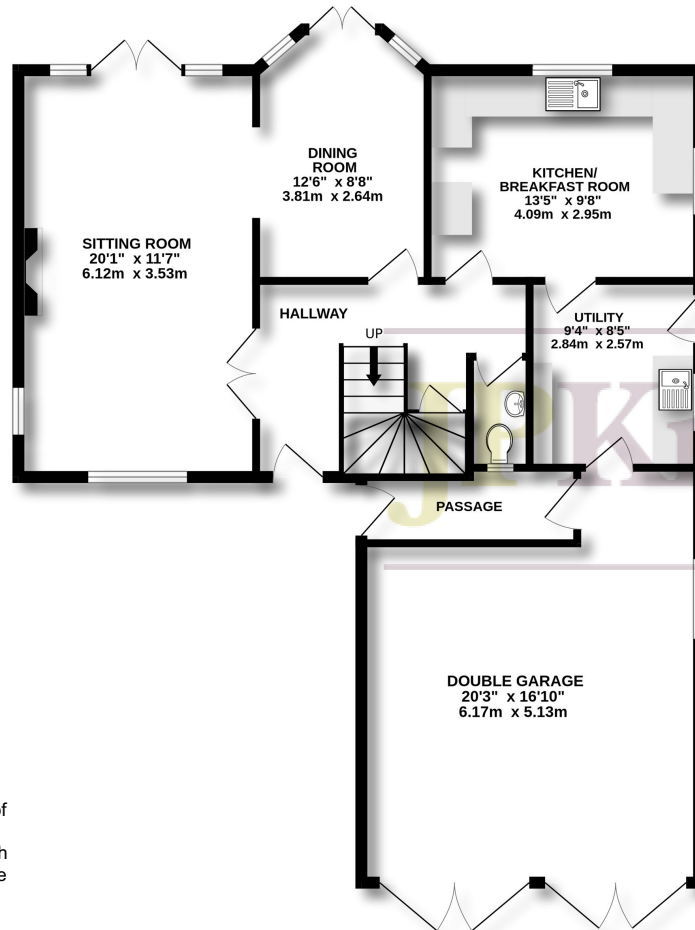
Proceed from our offices via St Martin's Street to the crossroads by Waitrose. Turn left at the traffic lights onto High Street and over the mini roundabout into Station Road. Turn right into Atwell Close and first right again into McMullan Close, keep right and the property can be found at the end of the private access drive on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	79 C
39-54	E		
21-38	F		
1-20	G		

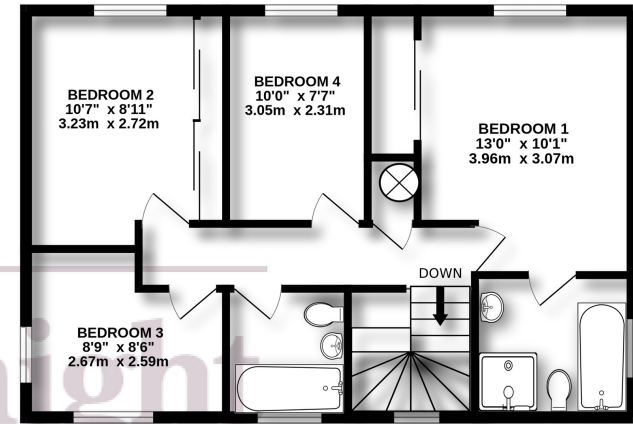
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



**GROUND FLOOR**



**1ST FLOOR**



TOTAL FLOOR AREA : 1300sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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