

PROPERTY AGENTS

**JP**Knight



Nelson Close, Wallingford OX10 0LG



## Nelson Close, Wallingford

Set in a small cul-de-sac within walking distance of the town, this beautifully presented 4 bedroom detached family home has an established garden that features 2 mature palm trees and a 27' kitchen/breakfast room/conservatory that overlooks it. In addition the house has a sitting room with an Aga log stove, dining room and 2 bathrooms. There is a block paved drive and the garage is now utilised as a store and utility room.

The property has a gas central heating to radiators and is double glazed throughout.

## Tenure - Freehold

Accommodation

Entrance Hall: Tall window to front, radiator.

Dining Room: 12'4 x 12'3

Front aspect, radiator, stairs to landing and cupboard under.

Sitting Room: 16'7 x 12'3

Fireplace with wood surround, marble hearth and inset and an AGA log stove. Bi-fold doors open to the garden, dado rail, down lighters, radiator.

Kitchen Breakfast Room/Conservatory: 27'2 x 8'4

Attractive range of storage units with granite worktops and breakfast bar, Franke sink, gas hob, extractor hood, electric oven and microwave (Neff appliances): space for dishwasher and fridge freezer. Wood floor, pelmet and down lighters, radiators.

The conservatory is double glazed and has wet under-floor heating, it has a glass roof and is set on a brick plinth with French doors to garden: electric panel heater.





Utility Room: (previously a garage) 11'10 x 8'1  
Cupboards, appliance space, gas boiler, door to store.

Store: 8'1 x 6'7  
Twin doors to front, door to utility room, loft space.

Stairs to Galleried Landing:  
Window to side, loft access, down lighters: airing cupboard.

Bedroom 1: 12'4 incl. wardrobe x 10'10  
Window to rear, radiator: down lighters and wardrobe.

En Suite Shower Room:  
White 3-piece suite comprising including a large shower cubicle, tiled walls and tiled and heated floor (electric), window, chrome radiator, down lighters.

Bedroom 2: 12' x 8'5  
Window to front: radiator.

Bedroom 3: 10'1 excl. wardrobe x 9'  
Window to front, wardrobe: radiator.

Bedroom 4: 10'1 x 8'5  
Window to rear: radiator.

Bathroom:  
White three-piece suite including a bath with shower above, part tiled walls, tiled and heated floor (electric), down lighters, window.

Outside  
Front: Block paved drive and side hedge.

Rear Garden:  
A stunning feature the garden has been beautifully landscaped featuring 2 mature palm trees, an attractive pond a pebbled 'beach', waterfall and adjacent paved terrace with stone barbeque. The garden also has an area of lawn with established and well stocked flowerbeds, it is enclosed by timber fencing and laurel hedge with a side gate to front.



### Directions

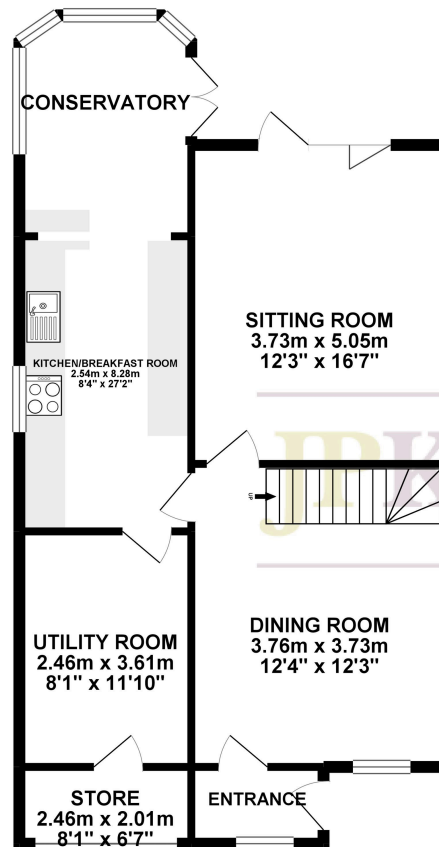
Turn left at our offices into St Martin's Street, then left at the traffic lights by Waitrose into the High Street. Proceed over the mini roundabout into Station Road. Turn right into Atwell Close and first left into Nelson Close, the property is straight ahead and on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)		80
A		
(81-91)		
B		
(69-80)		
C		
(55-68)	68	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

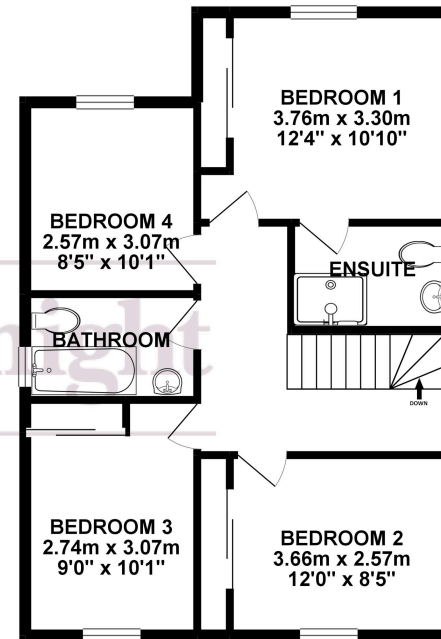
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR 71.14 sq. m.  
( 765.74 sq. ft. )



1ST FLOOR 57.51 sq. m.  
( 618.99 sq. ft. )



TOTAL FLOOR AREA : 109.96 sq. m. ( 1183.60 sq. ft. ) 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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