



Nelson Close, Wallingford OX10 0LG



## Nelson Close, Wallingford

A beautifully appointed family home set in a private corner of this small cul-de-sac with a lovely, secluded garden, driveway and double width garage. The comfortable accommodation comprises 4 bedrooms & 2 bathrooms to the 1<sup>st</sup> floor, the living space includes a 20' sitting room, conservatory, dining room, cloakroom and kitchen with adjacent utility room. This quiet setting is within walking distance of the town centre.

### Accommodation

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



## Tenure - Freehold

Entrance Hall: Karndeian wood style floor, radiator and stairs with cupboard under.

Cloakroom: Re-fitted with a white 2-piece suite, radiator, window.

Sitting Room: 20' x 11'7 A lovely triple aspect room, fireplace with carved wood surround and coal effect gas fire, 2 radiators, windows front and side, French doors to:

Conservatory: 10'10 x 9'9 Set on a brick plinth with French doors to the garden, radiator and engineered beech floor.

Dining Room: 12'4 x 8'7 Karndeian wood style floor, radiator, French doors flanked windows to the garden.





Kitchen/Breakfast Room: 9'10 x 9'6 A double aspect room with a range of 'limed oak' storage units, worktops incl. breakfast bar, induction hob, extractor hood, double electric oven, tiled floor, radiator, further appliance space, gas boiler.  
 Utility Room: 9'4 x 4'9 Appliance place, cupboards, sink, door and window to side, tiled floor, radiator.  
 Stairs to Galleried Landing: Window to front, loft access, airing cupboard.

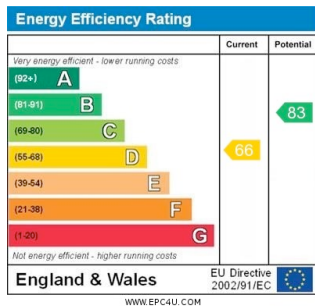
Bedroom 1: 13' x 10' (incl. wardrobe recess) View of the garden, radiator: wide wardrobe recess.  
 En Suite Bathroom: White 4-piece suite incl. bath and shower cubicle, tiling, window, wood style floor, radiator.

Bedroom 2: 9'9 x 9'4 (excl. wardrobe) Rear aspect, radiator, wardrobe.  
 Bedroom 3: 10'6 max. x 9' Rear aspect, radiator.  
 Bedroom 4: 9' x 8'6 Windows front and side, radiator.  
 Bathroom: Fitted with a white 3-piece suite, tiling, radiator, window.  
 Outside  
 Double Width Garage: 20'1 x 16'10 2 sets of windows & personal door to the front, light/power, garden access.  
 Rear Garden: A lovely feature the garden extends to 41' in width and has a wide terrace with steps to the lawn, This is bordered by an established hedge of conifer and laurel to the rear, it is enclosed by timber fencing, side gate and a storage area to rear of garage.



### Directions

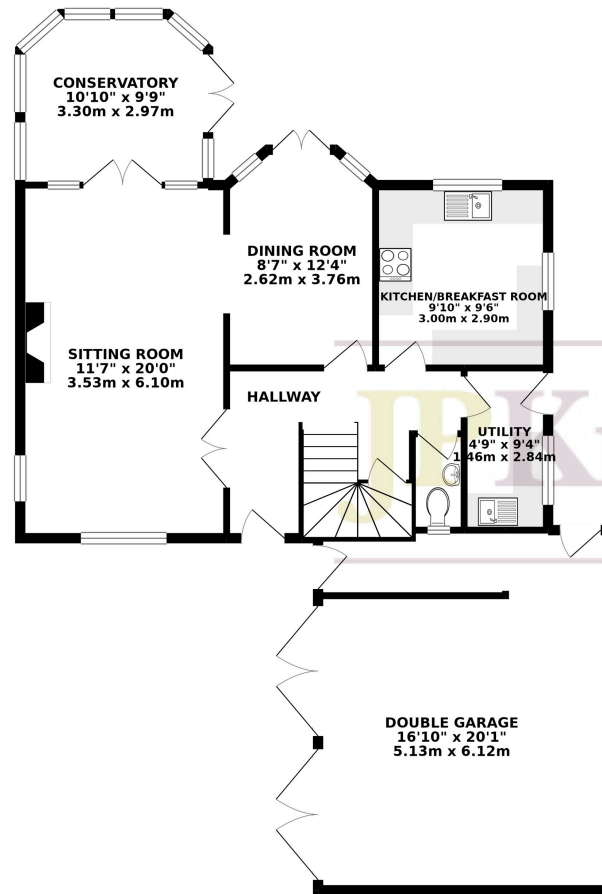
Turn left at our offices into St Martin's Street, then left at the traffic lights by Waitrose into the High Street. Proceed over the mini roundabout into Station Road. Turn right into Atwell Close and first left into Nelson Close, the property is in the right hand corner.



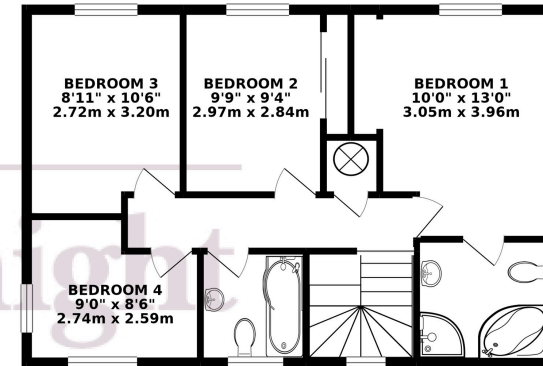
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### GROUND FLOOR



### 1ST FLOOR



TOTAL FLOOR AREA : 1300.00 sq. ft. ( 120.77 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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