

PROPERTY AGENTS

JPKnight



Nelson Close, Wallingford OX10 0LG



Nelson Close, Wallingford

A beautifully presented detached family home set in this popular development within walking distance of the town centre shops and amenities.

Accommodation benefits a welcoming entrance hall leading to a spacious open plan living/dining room with a door to the garden, contemporary kitchen, utility and cloakroom.

On the first floor are four good sized bedrooms and two bathrooms. Outside the driveway leads to a garage and to the rear there is a secluded south facing garden.



Tenure - Freehold

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

Accommodation

Entrance Hall: Tiled floor, radiator and cover, stairs to landing and cupboard under.

Cloakroom: Window to front, white two-piece suite including basin/vanity unit, tiled floor, radiator.

Living Room: 17'3 x 11' Walk-in bay window to front, fireplace with wood surround, cast iron insert and tiled hearth, wood style floor, radiator. Open way to:

Dining Room: 11' x 9'6 Window to rear and door to garden, wood style flooring, radiator.

Utility: 7'10 x 6'1 Window to front, storage unit with sink and appliance space under, cloaks tall storage cupboard, radiator.





Kitchen: 14'3 x 10'10 Contemporary range of storage units with wood effect worktop and ceramic sink, gas hob with extractor hood above, double electric oven, space for dishwasher and fridge/freezer, radiator and tiled floor.

Stairs to Landing: Loft access, airing cupboard.

Bedroom 1: 12'3 (incl. wardrobes) x 11'1 Window to front, radiator, two double wardrobes.

En Suite Shower Room: Window to front, white three-piece suite, tiling, radiator.

Bedroom 2: 13' x 11'1 (incl. wardrobe)

Window to the rear, two double wardrobes, radiator.

Bedroom 3: 12'4 x 7'11 Window to front, radiator.

Bedroom 4: 8'5 x 6'1 Window to rear, radiator.

Bathroom: Window to rear, white three-piece suite, tiling, radiator and down lighters.

Outside

To the front there is a blocked paved driveway leading to the garage, pathway to the front door flanked with lawn and hedge boundary.

Garage: 17'3 x 8'7 Twin doors to front, light/power, gas boiler, loft storage, door to garden and window to rear.

The rear garden is a lovely feature facing south and extending to 37'. A paved terrace leads to an established lawn, with a pleached Red Robin hedge and enclosed with timber fence and brick wall with a side gate to 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 left into Nelson Close, turn into the first spur on the left and the property is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
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.

