

PROPERTY AGENTS

JPKnight



McMullan Close, Wallingford OX10 0LQ



McMullan Close, Wallingford

Tucked away on this popular development within close proximity to the town centre shops, amenities and highly regarded local schools is this fabulous, detached family home with a secluded rear garden.

The spacious accommodation benefits a south facing dining hall and kitchen, and a 22' living room with log stove and French doors to the garden. On the first floor are four bedrooms and two bathrooms.

The rear garden has mature landscaping, mainly laid to lawn with well stocked borders, shrubs and trees, storage shed, side door to the garage and gated access to the front.

The front is accessed via a private driveway with parking for two cars and a garage.



Tenure - Freehold

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

Accommodation

Entrance Porch: Two windows to side, radiator.
Dining Hall: 12'3 x 14'6 (Max) Window to front, wood floor, under-stair cupboard, radiator, stairs to landing.

Kitchen: 9'3 x 14'5 Window to front and door to side, range of storage units with wood effect worktop, stainless steel sink unit, integrated dishwasher and fridge/freezer, double oven, induction hob with extractor hood above, space for washing machine.

Living Room: 22'1 x 14'1 (into bay) French doors to garden with four windows to rear, log stove with slate hearth, wood style floor, two radiators.





Stairs to landing: Window to side, loft access, airing cupboard.

Bedroom 1: 11'11 x 9'10 (Excl. fitted wardrobes)
Window to rear, full width fitted wardrobes, radiator.

Ensuite Shower Room: Window to side, white three-piece suite including basin vanity unit, tiling, chrome radiator.

Bedroom 2: 10'0 x 8'11 Window to rear, radiator.
Bedroom 3: 6'10 x 10'6 Window to front, radiator.
Bedroom 4: 8'9 x 7'6 Window to front, radiator.

Bathroom: Window to front, white three-piece suite including basin vanity, chrome radiator, tiling.

Outside
The rear garden is mainly laid to lawn with planted borders, mature shrubs and trees, a full width patio and path with side door to the garage, storage shed and gated access to the front.

The front garden has a lawn, mature planted borders with steps to the front door and driveway parking for two cars leading to the garage.

Garage: 8'5 x 17'6 Double doors to front and side door to garden, power and light.



Directions

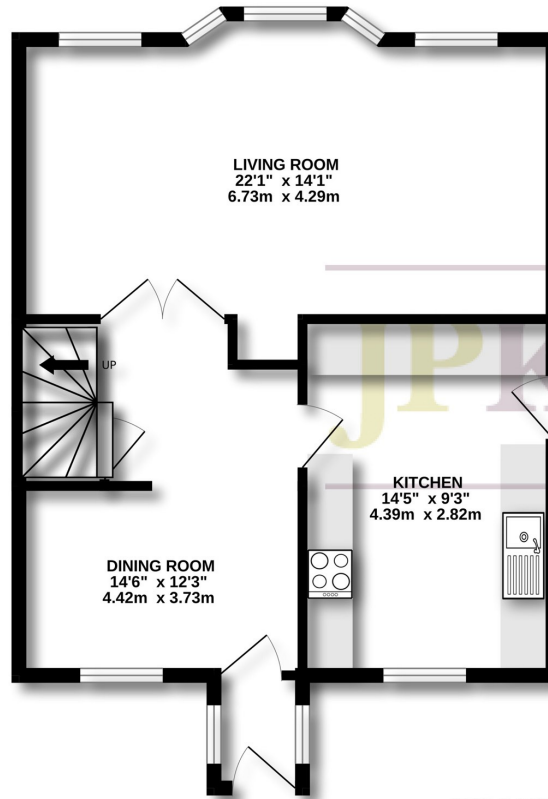
Proceed from our offices via St Martin's Street to the crossroads by Waitrose. Turn left at the traffic lights onto High Street and over the mini roundabout into Station Road. Turn right into Atwell Close and first right again into McMullan Close, keep right and the property can be found at the end of 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		
39-54	E		
21-38	F		
1-20	G		
		73 C	85 B

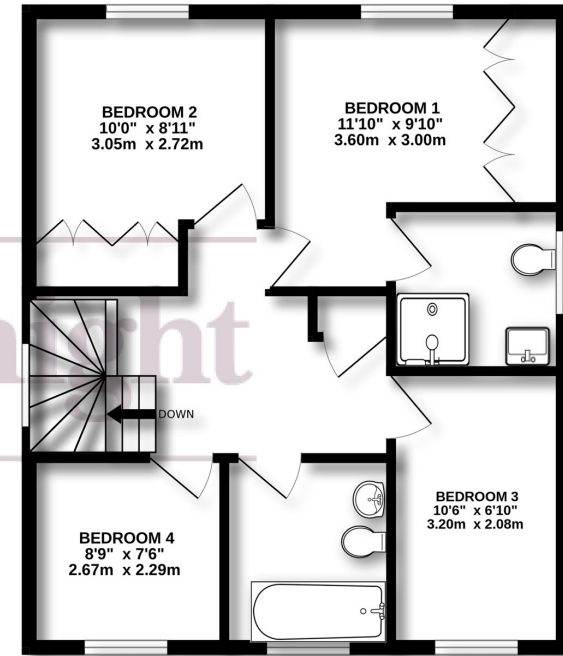
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 1144 sq.ft. (106.3 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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