



20 Guthlac Avenue, Walton PE4 6HQ

£300,000



\*\*\*BEAUTIFULLY APPOINTED HOME IN CUL DE SAC LOCATION\*\*\* "This is a truly stunning property which, although close to many local amenities, enjoys tranquil surroundings with its large plot and position at the foot of an established cul-de-sac overlooking a green. The property itself has been professionally extended and is immaculately presented throughout offering generously proportioned accommodation. The lounge has a feature wood burning stove with double sliding doors giving access to the former dining room, now open plan through to the re-fitted kitchen and conservatory providing a flexible social hub to the property. The downstairs accommodation is completed with a downstairs cloakroom. On the first floor there are two double bedrooms and a nice sized single as well as a re-fitted bathroom. Outside there is generous private parking, some provided behind double vehicular gates, ideal for storing a caravan, motorhome or works van securely. The drive leads to a single garage. The extensive rear garden is fully enclosed and offers a high degree of privacy. EPC Energy Rating C/Council Tax Band - C".

**ENTRANCE HALL**

Radiator, stairs to first floor, under stairs storage cupboard, wood block effect flooring

**LOUNGE**

17' 2" x 11' 8" (5.23m x 3.56m) (Approx.) (Into bay) Feature wood burning stove, TV point, designer vertical radiator, walk in bay with UPVC double glazed window to front, high quality v-grove laminate floor, sliding double doors through to:

**DINING ROOM**

10' 9" x 7' 5" (3.28m x 2.26m) (Approx.) designer vertical radiator, high quality v-groove laminate floor, box arch through to:

**KITCHEN**

18' 2" x 13' 6" (5.54m x 4.11m) (Approx.) (L-shaped) Re-fitted with a range of matching base and wall mounted units, cupboards and drawers below fitted work surfaces, matching breakfast bar, built in four ring gas hob, built in single oven and built in microwave, stainless steel, single drainer sink with mixer tap, space and plumbing for washing machine and space for two additional under top appliances, UPVC double glazed window to rear and side, part glazed door to side, French doors to:

**CONSERVATORY**

14' 7" x 8' 7" (4.45m x 2.62m) (Approx.) Brick and UPVC construction, tinted glazed roof, ceramic tile floor, electric radiator, vent windows, French doors to garden.

**DOWNSTAIRS CLOAKROOM**

Fitted with a Low level WC with dual push button flush, vanity wash hand basin, tiled floor, radiator, window to side.

**LANDING**

Access to first floor accomodation

**BEDROOM 1**

12' 5" x 11' 1" (3.78m x 3.38m) (Approx.) UPVC Double glazed window to front, radiator, built in wardrobes with sliding doors

**BEDROOM 2**

11' 1" x 10' 4" (3.38m x 3.15m) (Approx.) UPVC double glazed window, built in double wardrobe and further built in cupboard housing combination boiler.

**BEDROOM 3**

9' 3" x 7' 3" (2.82m x 2.21m) (Approx.) UPVC double glazed window to front, radiator

**BATHROOM**

7' 2" x 5' 8" (2.18m x 1.73m) (Approx.) Re-fitted with a three piece suite comprising low level WC with dual push button flush, pedestal wash hand basin, P-shaped bath with shower over, UPVC double glazed window, fully tiled walls, extractor fan and chrome towel radiator.

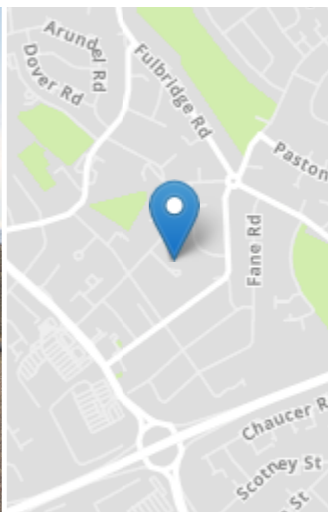
**GARAGE**

**OUTSIDE**

There are gardens to the front and rear, the front is enclosed by low brick wall with gated access to the driveway providing off street parking. Double vehicular gates give access to further driveway which leads to the side of the property and leads to the single garage with double timber doors, power and light connected and personal door to the side. There is a further covered storage area to the side of the garage. The rear garden is fully enclosed by timber panel fencing, is mainly laid to lawn with raised vegetable patch.

**AGENT NOTES**

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
	69	82

Property details herein do not form part of all of an offer or contract. Any measurements included are for guidance only and, as such, must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services; neither have we confirmed or verified the legal title of the property. All prospective purchasers must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only.