



1a Mead Close, Walton PE4 6BS

£400,000



*** EXTENSIVE DETACHED BUNGALOW *** " Guide price £400,000 - £430,000. Offering flexible accommodation with an entrance hall, 5 bedrooms, study, lounge/diner, kitchen, utility, bathroom, sunroom currently being used as a sewing room and a good sized garden. Located in Walton, the bungalow benefits from off road parking and is close to local shops, bus routes and other local amenities. EPC Energy Rating - D/ Council Tax Band - D".

ENTRANCE

Door to front and radiator.

HALLWAY

Radiator

KITCHEN/BREAKFAST

11' 4" x 8' 0" (3.45m x 2.44m) APPROX. Fitted with a range of base and eye level units with work surfaces over, sink unit with drainer, space for undercounter dishwasher, integrated oven and microwave, hob, space for freestanding fridge freezer, breakfast bar and window to rear.

INNER HALL

Fitted with base units and work surfaces over. Window to rear and door to side.

LIVING/DINER

23' 5" x 11' 6" (7.14m x 3.51m) APPROX. Window to side and sliding doors to rear.

UTILITY

8' 2" x 6' 8" (2.49m x 2.03m) (approx) Plumbing for a washing machine, space for a tumble dryer, fitted with a two piece suite comprising low level W/C, wash hand basin, heated towel rail, cupboard with boiler enclosed. Window to side.

BEDROOM 1

11' 0" x 12' 9"(min) (3.35m x 3.89m) 16' 8" (max) (5.08m) (approx) Window to front, door to rear, built in wardrobe and loft access.

BEDROOM 2

14' 2"(into bay) (4.32m)11' 6" (min) x 11' 6" (3.51m x 3.51m) (approx) Bay window to front and radiator,

BEDROOM 3

11' 7" x 9' 0" (3.53m x 2.74m) (approx) Window to side and radiator.

BEDROOM 4

11' 6" x 7' 7" (3.51m x 2.31m) (approx) Window to side and radiator.

BEDROOM 5

8' 2" x 7' 2" (2.49m x 2.18m) (approx) Window to side and radiator.

BATHROOM

9' 1" x 8' 2" (2.77m x 2.49m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to side.

OFFICE

8' 3" x 5' 6" (2.51m x 1.68m) (approx) Window to side.

OUTBUILDING

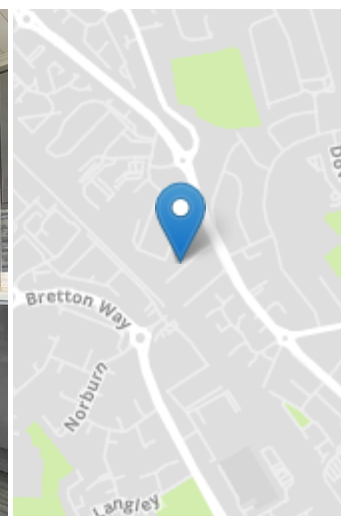
10' 9" x 6' 2" (3.28m x 1.88m) (approx) Window to side, sliding door to rear. fitted with electric sockets and light.

OUTSIDE

The rear of the property has laid to lawn, paved patio area, two garden sheds outside electric socket and outside tap.

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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	81

EU Directive 2002/91/EC