



**15 Carleton Crest, Walton PE4 6HF**

**£290,000**



**\*\*\* IMMACULATELY PRESENTED DETACHED HOME \*\*\*** Nestled in a quiet cul-de-sac in the desirable Walton area, this charming two-bedroom detached house offers a perfect blend of comfort and style. Boasting a thoughtfully designed layout, this property is ideal for first-time buyers, professionals, or small families looking for a peaceful yet convenient place to call home.

Residents benefit from a variety of shops, cafes, and leisure facilities all within easy reach, alongside reputable schools and excellent transport links to nearby towns and the city centre.

### ENTRANCE HALL

Door to front, radiator and stairs to first floor.

### LIVING ROOM

14' 0" (into bay) x 10' 4"(min) (4.27m x 3.15m) 11' 4"(max) ( 3.45m) (approx) Bay window to front, coal burner and radiator.

### KITCHEN / BREAKFAST ROOM

7' 7" (min) (2.31m) 9' 4" (max) x 13' 1" (2.84m x 3.99m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink with mixer tap, integrated oven, hob, integrated dishwasher, space for a freestanding fridge/ freezer, space for a washing machine, breakfast bar and radiator. Window to side. Step down into:-

### GARDEN ROOM

10' 8" x 17' 4" (3.25m x 5.28m) (approx) French doors to rear, windows to rear and side, cupboard and radiator.

### CLOAKROOM

Fitted with a two piece suite comprising low level W/C, wash hand basin, two cupboards and radiator.

### FIRST FLOOR LANDING

Window to rear, window to front, airconditioning unit, built in wardrobe and radiator.

### BEDROOM ONE

11' 5" (into wardrobe) (3.48m) 9' 6"(to wardrobe) x 10' 4" (2.90m x 3.15m) (approx) Window to front, built in wardrobe and radiator.

### BEDROOM TWO

7' 6" x 9' 4" (2.29m x 2.84m) (approx) Window to rear and radiator.

### BATHROOM

6' 4" x 8' 0" (1.93m x 2.44m) (approx) Fitted with a four piece suite comprising low level W/C, wash hand basin, shower cubicle, bath and heated towel rail. Window to side.

### OUTSIDE

The rear of the property is laid to lawn, patio slabs and fencing.

### OUTBUILDING

### OUTBUILDING 2

This previously was a garage.

### 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.

