



12 Mead Close, Walton PE4 6BS

£300,000



*** BEAUTIFULLY PRESENTED THROUGHOUT *** " The perfect family home awaits! This 4 bedroom semi detached home has been tastefully renovated. Featuring an entrance hall, living room, kitchen/diner/family space, utility area, WC, 4 bedrooms and family bathroom. There is also a generous rear garden. Viewings are essential to appreciate condition and space this home has to offer. Council Tax Band - C / EPC Energy Rating - D "

- ENTRANCE**

5' 8" (min) x 14' 4" (1.73m x 4.37m) (approx) Door to front, window to side, understairs cupboard, radiator and stairs to first floor.
- BEDROOM 2**

9' 9" (2.97m) x 9' 7"(min) 13' 3"(max) (2.92m x 4.04m) (approx) Window to rear and radiator.
- BEDROOM 3**

12' 4" (3.76m) x 6' 3" (min) 7' 4"(max) (1.91m x 2.24m) (approx) Window to rear, wardrobe and radiator.
- BEDROOM 4**

8' 8" (into storage cupboard) (2.64m) 7' 1" (min) x 7' 4" (2.16m x 2.24m) (approx) Window to front, storage cupboard and radiator.
- BATHROOM**

7' 1" x 8' 8" (2.16m x 2.64m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, heated towel rail and cupboard with boiler enclosed.
- OUTSIDE**
- 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.
- LIVING ROOM**

11' 9" (max) x 13' 0" (max) (3.58m x 3.96m) (approx) Window to front and radiator.
- KITCHEN / DINER**

18' 2" (5.54m) x 8' 9" (min) 12' 4" (max) (2.67m x 3.76m) (approx) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap, integrated double oven, hob, integrated dishwasher and radiator. Open into:
- FAMILY AREA**

8' 1" x 10' 2" (2.46m x 3.10m) (approx) French doors to rear, velux window and radiator.
- UTILITY ROOM**

5' 7" (max) x 10' 2" (1.70m x 3.10m) (approx) French door to rear, window to rear, plumbing for a washing machine and space for a dryer.
- CLOAKROOM**

2' 5" x 5' 6" (0.74m x 1.68m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin, window to side.
- FIRST FLOOR LANDING**

Window to side.
- BEDROOM 1**

13' 4" (4.06m) x 9' 1"(min) 10' 6"(max) (2.77m x 3.20m) (approx) Window to front and radiator.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			85 65
(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		EU Directive 2002/91/EC	

