



## Plumpton Walk, Wrose

£240,000

\* END TOWN HOUSE \* THREE BEDROOMS \* VERY WELL PRESENTED \* CONSERVATORY \*  
\* MODERN KITCHEN & BATHROOM \* OVERSIZED GARAGE \* LANDSCAPED GARDENS \* GATED PARKING \*

A fantastic opportunity for the growing family to purchase this delightful three bedroom end town house.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises entrance porch, lounge, modern fitted dining kitchen, conservatory, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there is ample driveway parking and lawned front garden, gated access to the rear enclosed landscaped garden and oversized garage.





## Entrance Porch

### Lounge

15' x 14'7" (4.57m x 4.45m)

Having a wood burner set in chimney breast, laminated wood floor, bay window, radiator.

### Dining Kitchen

17'6" x 8'6" (5.33m x 2.59m)

Modern fitted dining kitchen having a range of wall and base units, laminated sink unit, gas hob, electric oven, central island, radiator, French doors to conservatory.

### Conservatory

11'9" x 8'1" (3.58m x 2.46m)

With upvc French doors to rear garden.

## First Floor Landing

### Bedroom One

10'3" x 8'7" (3.12m x 2.62m)

With radiator.

### Bedroom Two

11'2" x 11'1" (3.40m x 3.38m)

With radiator.

### Bedroom Three

8'6" x 6'9" (2.59m x 2.06m)

With radiator.

### Bathroom

Three piece modern white suite, tiled walls and heated towel rail.

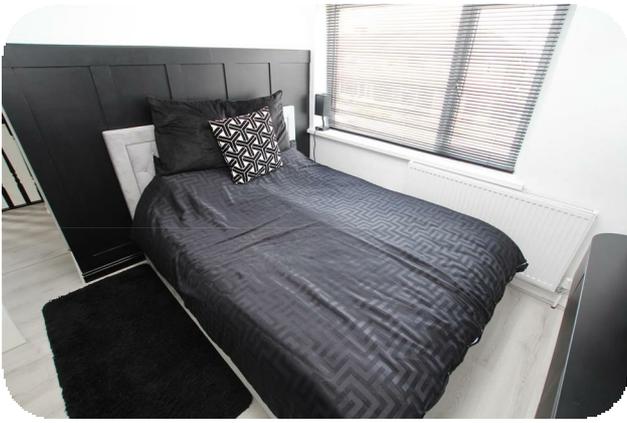
### Loft

Part boarded. Accessed via a pull down ladder.

## Exterior

To the outside there is a garden to the front with ample driveway parking and gated access to the rear enclosed landscaped garden and oversized garage.





**Directions**

From our office in Idle village head continue straight onto High St, continue straight onto Westfield Ln, turn left onto Kingsway, right onto Plumpton Walk and the property will shortly be seen displayed via our For Sale board.

**TENURE**

FREEHOLD

**Council Tax Band**

B



# Plumpton Walk, BD2

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft

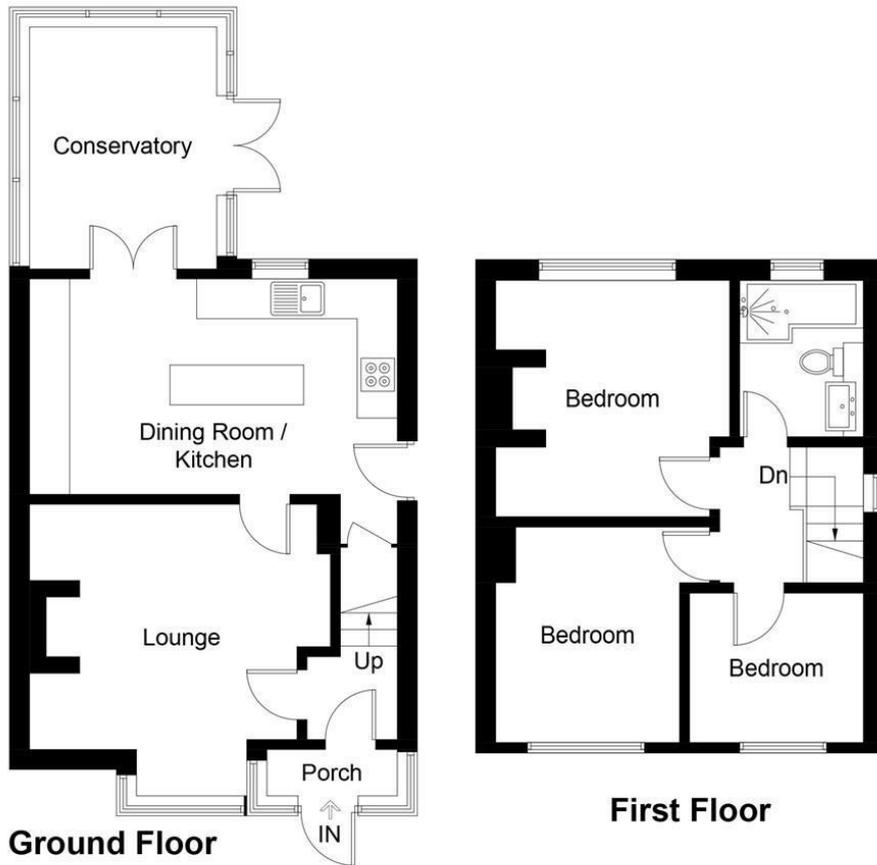
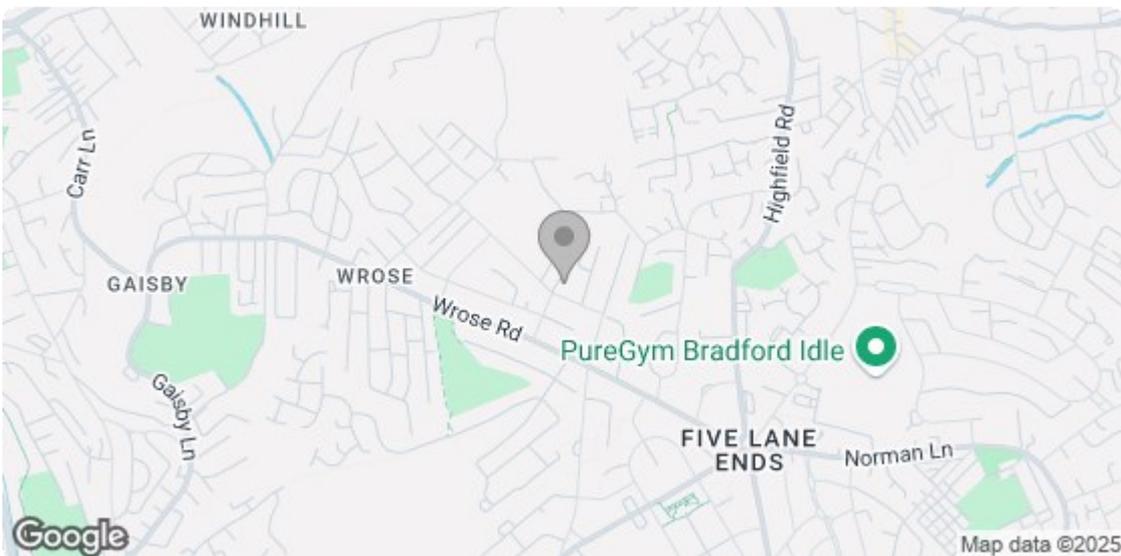


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1221712)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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		
	65	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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