

oakheart



£400,000

Price Guide
Acre Walk, Clare

£400,000 - £425,000 Occupying a favourable position overlooking greensward in the widely regarded town of Clare is this well proportioned three bedroom property. Offering three double bedrooms, versatile and well sized living space, a generous garden and off street parking, this property lends itself to be the ideal family home.

Upon approach this double bay fronted residence sits behind a well kept front garden that is laid to lawn with a range of neatly maintained shrubs and concrete path way leading to the front door. Entry is gained to the entrance hall, this airy space provides ample space to store and hang coats and shoes, also providing access to a storage cupboard. The kitchen is contemporary in

style offering a range of sleek gloss white units finished with stone effect counter tops, integral eye level oven, four ring induction hob with stainless extractor fan, inset sink with chrome mixer tap and breakfast bar island. The living room is a bright and airy space offering plentiful natural light flow from dual aspect windows and sliding doors to the garden. Concluding the ground floor is the cloakroom/utility area fit with low level WC and wash hand basin. To the first floor are three well sized bedrooms, all of which allow space for double beds whilst the master bedroom further benefits from en-suite facilities comprising low level WC, wash hand basin and double width shower unit finished with floor to ceiling tiling. The family bathroom is a tidy space offering panel bath with shower over tub, WC and wash hand basin.

Externally the property enjoys a well sized rear garden that is mostly laid to lawn with a variety of established shrubs, flowers and trees. The garden also offers a paved area ideal for outdoor seating and summer BBQ's. To the rear of the garden is access to the garage leading to the off street parking space.

Call Oakheart today to arrange a viewing!

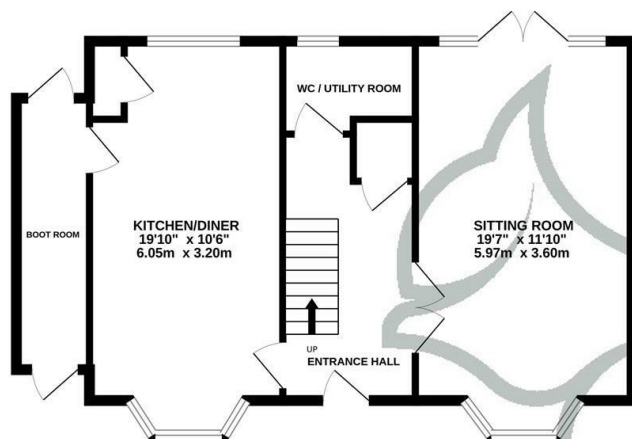




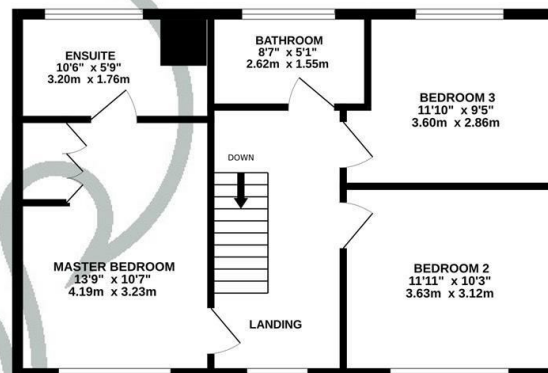




GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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