



£325,000

\*EXTENDED WITH FIVE BEDROOMS\* \*TWO RECEPTION ROOMS/EXTRA BEDROOM\* \*FLEXIBLE LIVING ACCOMMODATION\* \*CONSERVATORY\* \*FANTASTIC SOUTHERLY REAR GARDEN\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*GATED DRIVEWAY PARKING\* \*WELL PRESENTED THROUGHOUT\* \*MODERN KITCHEN / DAY ROOM & BATHROOM\* \*QUIET CUL-DE-DAC LOCATION\*

Townend Estate Agents offer for sale this fantastic family home located on the quiet cul-de-sac of Plumpton Walk, Wrose. This semi-detached house offers a perfect blend of comfort and practicality, making it an ideal choice for families seeking a spacious living environment. With five well-proportioned bedrooms, this property provides ample space for everyone. The garage conversion adds versatility to the home, allowing for an extra bedroom SIX or a reception room, catering to your family's unique needs. The impressive modern kitchen-diner is a highlight, offering a wonderful space for family meals and entertaining guests. The conservatory, which overlooks the fantastic garden, is a delightful feature that brings the outdoors in, creating a serene space to relax and enjoy the natural surroundings. The garden itself is perfect for children to play in or for hosting summer barbecues with friends and family. Situated close to local schools and amenities, this property is conveniently located for families. You will find everything you need within easy reach, making daily life more manageable and enjoyable. In summary, this semi-detached house on Plumpton Walk is a remarkable opportunity for those looking for a spacious and flexible family home in a desirable area. Don't miss the chance to make this lovely property your own.

Virtual staging has been applied to demonstrate the potential use bedrooms. Three bedrooms are currently unfurnished and prospective purchasers should arrange a viewing to fully appreciate the property's layout and dimensions.

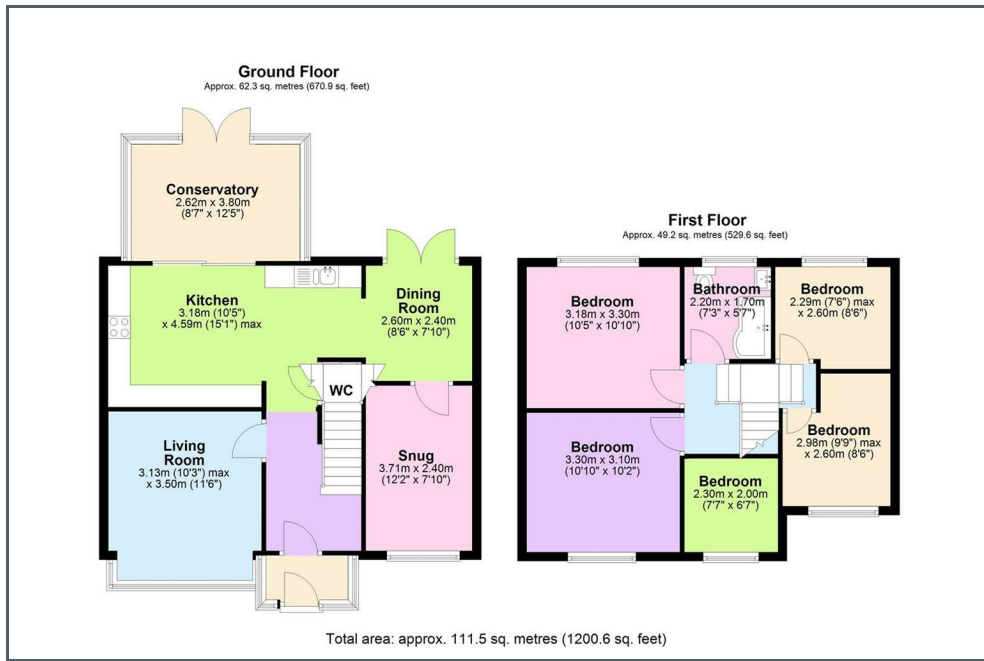
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT. PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.**

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			
		60	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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 environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			