



## Wallington Court Kingston Park

Viewing comes recommended on this very well appointed semi detached house located within a popular residential cul-de-sac in Kingston Park. The property is ideally suited for a growing family and is well positioned for access to local schools, shops, amenities, bus and metro links. It is also a short distance from the A1 motorway. It benefits from a modern fully fitted high gloss kitchen together with large conservatory. To the floor are 3 good size bedrooms with the master benefitting from quality fitted wardrobes. There is also a family bathroom with shower. Externally to the rear is private garden with patio with pressed driveway to the front providing ample off street parking. There is also an attached garage. Additional features include gas fired central heating via combination boiler and UPVC double glazing.

Offer Over **£245,000**

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# Wallington Court Kingston Park

## ENTRANCE DOOR LEADS TO:

### ENTRANCE POARCH

Double glazed entrance door, courtesy light.

### ENTRANCE HALL

Double glazed entrance door to sitting room.

### SITTING ROOM 13'11 x 14'7 (4.24 x 4.45m)

Double glazed window to front, understairs cupboard, coving to ceiling, double radiator, laminate flooring.



### DINING ROOM 10'8 x 8'7 (3.25 x 2.62m)

Double glazed French door to conservatory, coving to ceiling, double radiator.

### CONSERVATORY 9'1 x 8'10 (2.77 x 2.69m)

Double glazed windows to rear & side, radiator, laminate flooring.



### KITCHEN 10'7 x 8'11 (opening to utility)

Fitted with a range of wall and base units, single drainer sink unit, breakfast bar, integrated fridge, laminate flooring, radiator, double glazed window to rear.

### UTILITY 8'7 x 8'4 (2.62 x 2.54m)

Ceramic hob, electric oven and microwave, extractor hood, space for automatic washer, laminate flooring, double glazed window to rear, double glazed door to rear.

### FIRST FLOOR LANDING

Double glazed window.

### BEDROOM ONE 11'11 (max) x 9'10 (max) (3.63 x 3.00m)

Double glazed window, fitted bedroom furniture, fitted wardrobes, radiator, double radiator.



### BEDROOM TWO 10'10 x 8'11 (3.30 x 2.72m)

Double glazed window to rear, built in cupboard, radiator.

### BEDROOM THREE 7'9 x 8'11 (to include bulkhead) (2.36 x 2.72m)

Double glazed window to front, access to roof space, radiator.



**BATHROOM/W.C.**

Four piece suite comprising: panelled bath, wash hand basin, shower cubicle, low level WC; tiled splash back, heated towel rail, tiled floor, double glazed frosted window.

**FRONT GARDEN**

Lawned area, pressed driveway to front.

**REAR GARDEN**

Lawned area, patio, fenced boundaries, gated access.

**GARAGE**

Attached, up and over door, light and power points.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

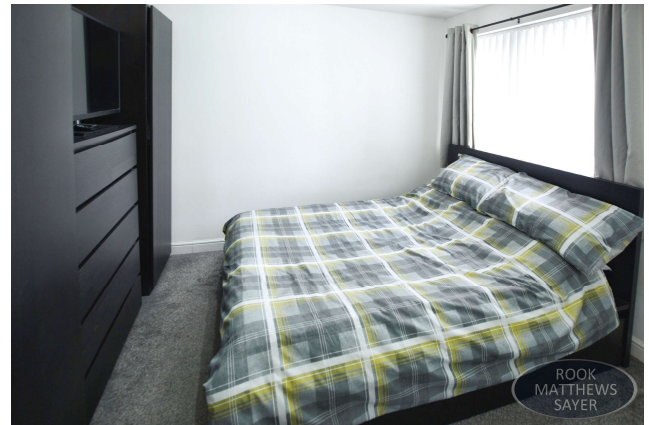
**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: C**

**EPC RATING: TBC**

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Waiting on EPC



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