

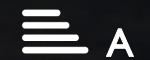
WE VALUE



YOUR HOME



Wyatt Way, Wallingford
Offers Over £575,000



Situated on the Winterbrook development in Wallingford, this beautifully presented detached family home enjoys a delightful outlook over green space and offers well-balanced accommodation ideal for modern living.

The property is immaculately presented throughout and welcomes you with an entrance hall. The ground floor accommodation includes a downstairs cloakroom, a separate study/home office, a spacious lounge, and a stylish kitchen/dining room fitted with integrated Bosch appliances.

Upstairs, the home continues to impress with three well-proportioned double bedrooms. The main bedroom benefits from a contemporary en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom.

Externally, the property features an enclosed rear garden, perfect for relaxing or outdoor dining. A carport provides off-street parking for two vehicles, adding further convenience.

What the Owner Says:
"The outlook from the front door and kitchen is stunning, overlooking an open green area. Watching the sun rise in the morning is a real highlight, and the garden enjoys sunshine for most of the day too."





- ATTRACTIVE DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- KITCHEN/DINING ROOM WITH INTEGRATED BOSCH APPLIANCES
- SPACIOUS LOUNGE PLUS SEPARATE STUDY / HOME OFFICE
- UNDERFLOOR HEATING TO THE GROUND FLOOR
- CARPORT PROVIDING OFF-STREET PARKING FOR TWO VEHICLES
- MODERN EN-SUITE, FAMILY BATHROOM & GROUND FLOOR CLOAKROOM
- PLEASANT FRONT ASPECT OVERLOOKING GREEN SPACE
- THREE WELL-PROPORTIONED DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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 & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk