



95 Sakura Walk, Willen Park

£750,000 Freehold

Offered With No Upward Chain • South Facing Rear Garden • Double Garage Plus Parking • Flexible Living Accommodation • Generous Room Sizes • Two Bathrooms AND Two En-Suites • Modern Open Plan Kitchen/Family Area • Double Bay Fronted • Close To Local Amenities • Superb Commuter Links



A superb opportunity to acquire this outstanding 5 bedroom detached house, offered with no upward chain. This property boasts a sought-after location and an array of desirable features sure to impress any discerning buyer. The south-facing rear garden provides a tranquil retreat, perfect for relaxing or entertaining. In addition to the double garage, there is ample parking available, making this property ideal for families or those who enjoy hosting guests. The flexible living accommodation offers generous room sizes throughout, including two bathrooms and two en-suites, ensuring a comfortable and convenient lifestyle. The modern open-plan kitchen/family area is the heart of the home, providing a sociable space for family gatherings or casual meals. With its double bay fronted façade and proximity to local amenities and superb commuter links, this property truly offers the best of both worlds for modern living.

Externally, the property features a generous south-facing rear garden, an oasis of tranquillity with a large lawn area and a small paved patio walkway. The garden is enclosed by timber fencing and brick structures, offering privacy and security for outdoor activities. Gated access to the side of the property provides convenience for maintenance tasks or accessing the garden from the front. Additionally, a double garage located to the rear of the garden, along with two allocated parking spaces in front, ensures ample parking space for residents. Visitor spaces are also available at the front of the property, making it easy for guests to visit without any inconvenience. This property's well-designed outdoor space complements its interior features, creating a harmonious blend of comfort and style for the perfect family home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Entrance Hall

Laminate wood effect flooring. Double panel radiator. Doors to Living Room, Office/Playroom, Cloakroom, Storage Cupboard and Kitchen. Space under stairs leading to first floor landing.

Living Room

21' 4" x 11' 6" (6.50m x 3.51m)

Carpeted flooring. Double panel radiator, within the feature UPVC double glazed window to front aspect. UPVC double glazed patio doors to rear aspect, leading to rear garden. Bespoke fitted shutter blinds to patio doors.

Office/Playroom

9' 4" x 10' 6" (2.84m x 3.20m)

Carpeted flooring. Double panel radiator, within the feature UPVC double glazed bay window to front aspect. Most recently used as a sixth bedroom.

Cloakroom

Ceramic tiling to flooring and water sensitive areas. Single panel radiator. Low level WC and pedestal hand wash basin.

Kitchen/Family Room

22' 6" x 10' 5" (6.86m x 3.18m)

Kitchen Area: Ceramic tiled flooring. Mixture of eye and base level units, with rolled top worksurfaces. Integrated appliances included: Fridge/freezer, base level oven and grill, counter-top five ring gas burner hob with stainless steel splashback and extractor hood over, Dishwasher, plus stainless steel one and a half bowl sink with drainer and mixer tap. UPVC double glazed window to side aspect. Door to Utility Room and open plan to; Family Area: Laminate wood effect flooring. Double panel radiator. UPVC double glazed window to rear aspect. UPVC double glazed patio doors to side aspect. Bespoke fitted shutter blinds to rear window and side patio doors.





Family Area: Laminate wood effect flooring. Double panel radiator. UPVC double glazed window to rear aspect. UPVC double glazed patio doors to side aspect. Bespoke fitted shutter blinds to rear window and side patio doors.

Utility Room

Ceramic tiled flooring. Eye and base level units, with an eye level unit housing the combination boiler. Space and plumbing for washing machine. Stainless steel sink with drainer and hot & cold taps. UPVC double glazed door to rear aspect, with integrated fitted blinds.

Stairs and First Floor Landing

Carpeted flooring. Doors to Bedroom Two, Bedroom Five, Family Bathroom and Principal Bedroom. Stairs rising to Second Floor Landing.

Bedroom Two

12' 2" x 11' 7" (3.71m x 3.53m)

Carpeted flooring. Double panel radiator. UPVC double glazed window to front aspect, with bespoke fitted shutter blinds. Door to En-Suite.

Bedroom 2 En-Suite

5' 7" x 6' 8" (1.70m x 2.03m)

Ceramic tiling to floor and water sensitive areas. Double panel radiator. UPVC double glazed opaque window to front aspect. Low level WC, pedestal hand wash basin and double sized shower cubicle.

Bedroom Five

8' 10" x 11' 7" (2.69m x 3.53m)

Carpeted flooring. Double panel radiator. Recess space, ideal for wardrobes, or chest drawers. UPVC double glazed window to rear aspect.

Family Bathroom

5' 6" x 6' 8" (1.68m x 2.03m)







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