



**13 Walden Avenue, DN5 9DH**  
**£230,000 OffersInRegionOf**  
**Tenure Freehold**

- **Extended**
- **NEW KITCHEN**
- **OPEN PLAN LIVING**
- **DOWNSTAIRS WATER CLOSET**
- **Utility Room**
- **OFF ROAD PARKING**
- **Large Garden**

This beautifully presented three-bedroom family home, offered with no onward chain, has been thoughtfully improved by the current owners to create a stylish, modern, and highly practical living space that is ready to move straight into. From the moment you step inside, the property immediately feels welcoming and well cared for. The spacious lounge to the front of the home is tastefully decorated and enhanced with attractive feature panelling, creating a warm yet contemporary space that is perfect for relaxing or entertaining guests.

To the rear of the property you will find the real heart of the home, a stunning open-plan kitchen and family room, created by a generous extension. Designed with modern family living in mind, the kitchen features a central island, a charming pot sink, and integrated dishwasher, oven, and hob. The kitchen is only around 12 months old, offering both style and practicality in equal measure.

The space flows effortlessly into a comfortable snug/family seating area, making it the ideal place for everyday family life. A separate utility room and convenient downstairs WC add further practicality, while a new rear door provides easy access out to the garden.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all beautifully presented with stylish décor that enhances the sense of space and comfort. The family bathroom has been updated and features a contemporary white suite with freshly tiled walls, giving it a clean and modern finish.

Additional improvements carried out in recent years include updated electrics, new radiators, and the addition of a practical driveway providing off-road parking.

Outside, the property boasts a generous rear garden, offering plenty of privacy and space for children to play, summer entertaining, or simply enjoying time outdoors with family and friends.

Perfectly suited to first-time buyers, young families, or anyone looking for a home that requires no renovation, this property offers a wonderful balance of style, space, and convenience.

Ideally located in a popular and peaceful area, the home benefits from easy access to excellent schools, local shops, amenities, and transport links, making everyday life simple and convenient.

This is a fantastic opportunity to purchase a beautifully improved home in a highly desirable location.



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

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	86
(69-80) C	
(55-68) D	66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC