





Walnut House, Irelands Cross, Weston Way

£365,000 Freehold

Two bedroom, 844 sq ft semi-detached new home at Ireland's Cross • Open-plan kitchen, dining and living space connecting everyday activities • Rear seating area with French doors opening towards the garden • Two double bedrooms, positioned to the front and rear • First floor bathroom and a separate ground floor cloakroom • Being finished to a high specification • Sensational far reaching countryside rear views • Private driveway and single garage • Anticipated build completion Summer/Autumn 2027





Description

Walnut House offers a place for a new chapter to take root. This two bedroom semi-detached new home brings cooking, dining and relaxing together in one open plan space, with French doors connecting the rear living area to the garden and open countryside views beyond. Two double bedrooms and a beautifully appointed bathroom upstairs complete the thoughtfully designed layout.

From the welcoming entrance hall, a door opens into the main living space, where the kitchen occupies the front of the house. Its position allows preparation and cooking to remain part of the conversation, while the adjoining dining area provides space to sit down for everyday meals or invite friends over.

Towards the rear, the room opens into a generously proportioned seating area overlooking the garden and countryside beyond. French doors allow natural light to flow into the room while providing a lovely connection to the outdoors, creating a bright and welcoming space in which to relax or entertain.

A cloakroom sits conveniently off the entrance hall, with stairs leading to the first floor.

Upstairs, the principal bedroom offers comfortable double accommodation, with a window allowing natural light to fill the room. Bedroom two extends across the rear, with a flexible layout that could accommodate a double bed or twin beds. Both bedrooms are served by a beautifully appointed family bathroom, while a cupboard off the landing provides useful additional storage.

The rear garden can be accessed directly from the living area through French doors, as well as via a side gate from the driveway, alongside the garage, making it easy to step outside for a morning coffee or open the doors when entertaining. Walnut House combines this connection to the outdoors with a sociable interior and the convenience of nearby village amenities in Woore.

Specification Overview

- Quality integrated appliances.
- French doors, recessed LED downlights and under-cabinet lighting.
- Air source heat pump and app-controlled underfloor heating throughout the ground floor.
- Electric vehicle charging point and pre-installed three-phase electricity supply.
- Wiring infrastructure for future air conditioning and fibre-to-the-premises broadband infrastructure.
- CCTV, PIR movement sensors and internal garage security sensors.
- Ten-year structural warranty.

Ireland's Cross – Village Living with a Countryside Setting

Occupying an appealing position on the edge of Woore, the Ireland's Cross development is a small collection of just ten new homes, with two already sold, predominantly surrounded by countryside. With a choice of two and three bedroom semi-detached houses and substantial four and five bedroom detached homes, the development





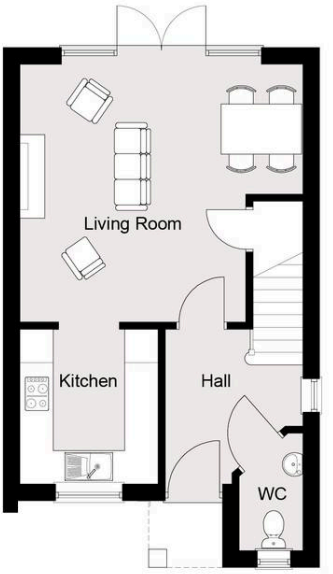


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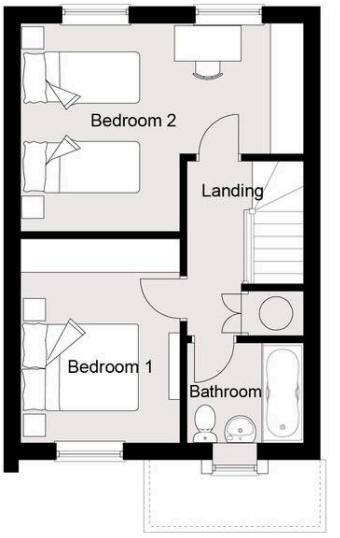








Ground Floor Plan
G.I.A.40 m²
N.I.A. 38.7m²



First Floor Plan
G.I.A. 38.5m²
N.I.A. 36.0m²

Plot 2