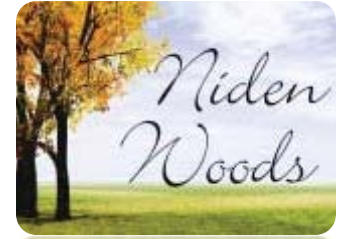


4 Hummingbird Lane, Walpole



New Construction at Niden Woods, Walpole



Beautiful Colonial with wrap-around porch is up and ready for a quick close!

- 3,450SF of Living
- 4 spacious bedrooms
- 3½ baths
- Fireplaced Family Room
- Gourmet Kitchen
- Hardwood floors
- Full basement
- Walk-up attic
- Gas Heat
- Town Water & Sewer

Super location, convenient to everything!

www.NidenWoods.com



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**MLS # 70909699 - New
Single Family - Detached**

**4 Hummingbird Lane
Walpole, MA 02081
Norfolk County**

Style: **Colonial, Contemporary**

Total Rooms: **8**

Full/Half/Master Baths: **3/1/Yes**

Grade School:

High School:

Neighborhood/Sub-Division: **Niden Woods**

Directions: **Rt 27 to Hummingbird**

Color: **Grey**

Bedrooms: **4**

Fireplaces: **1**

Middle School:

Remarks

Beautiful Colonial with wrap porch up and ready for a quick close in "Niden Woods" 3450SF of Living, 3.5 baths, Fireplaced Familyrm, Gourmet Kitchen, Hardwood floors, spacious bedrooms, full basement, walk up attic . Gas Heat, Town Water & Sewer. Super location, convenient to everything!

Property Information

Approx. Living Area: **3450 sq. ft.**

Approx. Acres: **0.46 (20054 sq. ft.)**

Garage Spaces: **2 Attached**

Living Area Includes:

Heat Zones: **3 Forced Air, Gas**

Parking Spaces: **6 Off-Street**

Living Area Source: **Owner**

Cool Zones: **3 Central Air**

Approx. Street Frontage:

Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Hard Wood Floor
Dining Room:	1		Hard Wood Floor
Family Room:	1		Hard Wood Floor
Kitchen:	1		Ceramic Tile Floor
Master Bedroom:	2		Full Bath, Wall to Wall Carpet
Bedroom 2:	2		Wall to Wall Carpet
Bedroom 3:	2		Wall to Wall Carpet
Bedroom 4:	2		Wall to Wall Carpet
Bath 1:	1		Half Bath
Bath 2:	2		--
Bath 3:	2		--
Laundry:	2		--

Features

Appliances: **Range, Dishwasher**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility**

Basement: **Yes Full**

Beach: **No**

Construction: **Frame**

Electric: **200 Amps**

Exterior: **Clapboard**

Exterior Features: **Porch, Deck, Gutters, Prof. Landscape, Decor. Lighting**

Flooring: **Wood, Wall to Wall Carpet**

Foundation Size: **IRR**

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Insulation: **Full**

Lot Description: **Corner, Paved Drive**

Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer and Water: **City/Town Water, City/Town Sewer**

Utility Connections: **for Gas Range**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures:

Exclusions:

Home Own Assn: **No**

Lead Paint: **None**

UFFI: **No** Warranty Available:

Yes

Year Built: **2008** Source:

Builder

Year Built Description: **Actual**

Year Round: **Yes**

Tax Information

Pin #:

Assessed: **\$0**

Tax: **\$0** Tax Year: **2009**

Book: **0** Page: **0**

Cert:

Zoning Code: **RES**

Map: Block: Lot: