

**27 Abenaki Lane** Walpole, NH 03608



**\$ 324,500**

**MLS# 4750446**

**3 Bedrooms . 1 Bathroom . 1,912 Sqft**

Pretty Cape in a private setting, and convenient to everything! 6.85 acres, 1/3 is a level knoll that the house and outbuildings are located, the other two thirds is sloping and wooded perfect for privacy. 1st floor kitchen features granite countertops, stainless steel appliances, ceramic flooring and abundant storage. A mudroom with laundry hook ups just off the kitchen and attached to the 2 car garage. A large living/dining room has hardwood flooring and a Hearthstone wood stove for those cozy evenings. Den on the 1st floor has been used as a bedroom that has direct access to a lovely bath with shower, great for the weekend guests! Central vac makes for easy maintenance. 2nd floor has two large bedrooms with wonderful natural lighting, hardwood flooring, and a full bath with upgraded tub/shower. An added surprise is the 3 season room overlooking the gardens, fruit trees, raspberry and blueberry bushes, and perennial garden. This room has access to the attached oversized 2 car garage. Well designed, partially paved, driveway helps keep the dirt...



**Robin Sanctuary**

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