



Walnut Close, Blunham, MK44 3NB

Offers over £500,000

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LATCHAM
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this large, extended four bedroomed detached situated in a Cul- De Sac in the heart of the village.

The ground floor offers plenty of space with three separate reception rooms including a large 22'3" L shaped lounge, a 14' dining room and a fully kitted out office that has desks and drawers. Not finished there though. Also to the ground floor is a 13'4" sun room, a utility room and a fitted kitchen complete with a host of 'Neff' appliances including Double oven and grill and induction hob.

The first floor you have the master bedroom with double wardrobe and a fully refitted En Suite. There are three further good sized bedrooms as well as a family bathroom.

Outside you have plenty of space with a private 100ft rear garden. There is a decked area with a tiled Pagoda over that in turn leads to a lawned area. There is a second lawned area to the rear that contains a large shed/workshop as well as an office, perfect for those working from home. The garden is very private and would make for a great entertaining area.

The property is situated within a quiet cul-de-sac location and the design of the development provides a sense of openness and space all around. The picturesque village of Blunham sits on the banks of the river Ivel and offers easy access to Bedford and the A1(M). The village also offers local services including Post Office, village shop, public house, nursery, and John Donne Lower School. The market town of Sandy is approximately three miles away and has a mainline railway station direct to London St Pancras.

The property would make a great family home in a quiet location and viewing is highly recommended.

Vacant Possession





Entrance

Entrance Hall

W.C

Dining Room

14'7 x 10'3 (4.45m x 3.12m)

Kitchen

10'3 x 10'2 (3.12m x 3.10m)

Lounge

23'3 x 19'9 (7.09m x 6.02m)

Sun Room

13'4 x 12'4 (4.06m x 3.76m)

Inner Hall

Office

10'5 x 7'6 (3.18m x 2.29m)

Utility Room

10'4 x 5'7 (3.15m x 1.70m)

First Floor

Landing

Bedroom One

10'10 x 10'4 (3.30m x 3.15m)

En Suite

Bedroom Two

10'6 x 9'2 (3.20m x 2.79m)

Bedroom Three

10'3 x 8'1 (3.12m x 2.46m)

Bedroom Four

10'4 x 7'9 (3.15m x 2.36m)

Family Bathroom

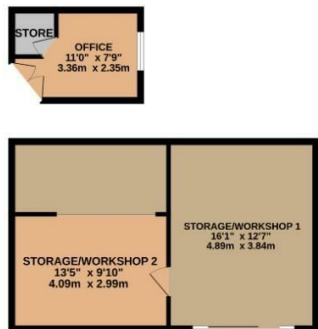
Outside

Rear Garden

Front Garden



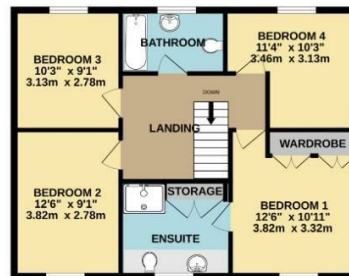
BASEMENT
498 sq.ft. (46.2 sq.m.) approx.



GROUND FLOOR
1199 sq.ft. (111.4 sq.m.) approx.

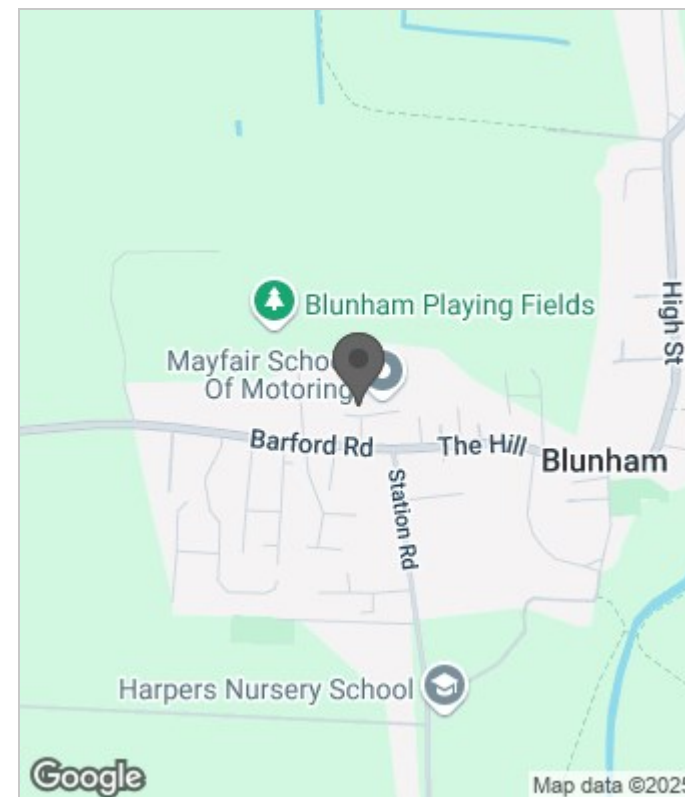


1ST FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 2366 sq.ft. (219.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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