



CRANES

17 Walk House Close, Cranfield, MK43 0HY

Offers Over £390,000





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# 17 Walk House Close

Bedford, MK43 0HY

- FOUR BEDROOMS
- EXTREMELY SPACIOUS
- CONSERVATORY
- GARAGE STORAGE
- CUL-DE-SAC LOCATION
- DETACHED
- VERY WELL PRESENTED
- 28ft LOUNGE/DINER
- WORKSHOP

We are delighted to be instructed to sell this beautifully maintained and extremely versatile four bedroom detached house. Pleasantly situated in this quiet cul-de-sac central to the ever popular village of Cranfield, the property is situated just a stone's throw from local shops, restaurants and the bus route. Having been lovingly cared for by the current owner over the years, the house now comes with the added bonus of a stunning 20ft Conservatory/Summer Room which is one of the focal points of the house. The ground floor accommodation fully comprises of entrance hall, entrance room, kitchen/breakfast room, lounge/diner, conservatory/summer room, shower/utility room, bedroom four, workshop and garage (not accessible by vehicle).. To the first floor are three further bedrooms and a family bathroom. Externally, the property has a driveway providing great off road parking and mature and well kept front and rear gardens. As the acting agents, a viewing comes highly recommended.



## ENTRANCE HALL

**ENTRANCE ROOM** 10'11" x 8'0" (3.34 x 2.44)

**KITCHEN/BREAKFAST ROOM** 12'9" x 8'1" (3.89 x 2.48)

**LOUNGE/DINER** 28'2" x 10'10" (8.59 x 3.31)

**CONSERVATORY/SUMMER ROOM**  
20'3" x 10'7" (6.19 x 3.23)

**SHOWER/UTILITY ROOM** 8'0" x 5'4" (2.44 x 1.65)

**BEDROOM FOUR** 10'3" x 9'1" (3.13 x 2.78)

**WORKSHOP** 11'8" x 7'10" (3.56 x 2.41)

**BEDROOM ONE** 12'6" x 11'7" (3.82 x 3.55)

**BEDROOM TWO** 11'5" x 9'0" (max) (3.49 x 2.76 (max))

**BEDROOM THREE** 8'11" x 8'4" (2.72 x 2.55)

**FAMILY BATHROOM** 8'9" x 5'10" (2.69 x 1.79)







## Viewing

Please contact our Cranes Estate Agents Office on 01234 750900 if you wish to arrange a viewing appointment for this property or require further information.

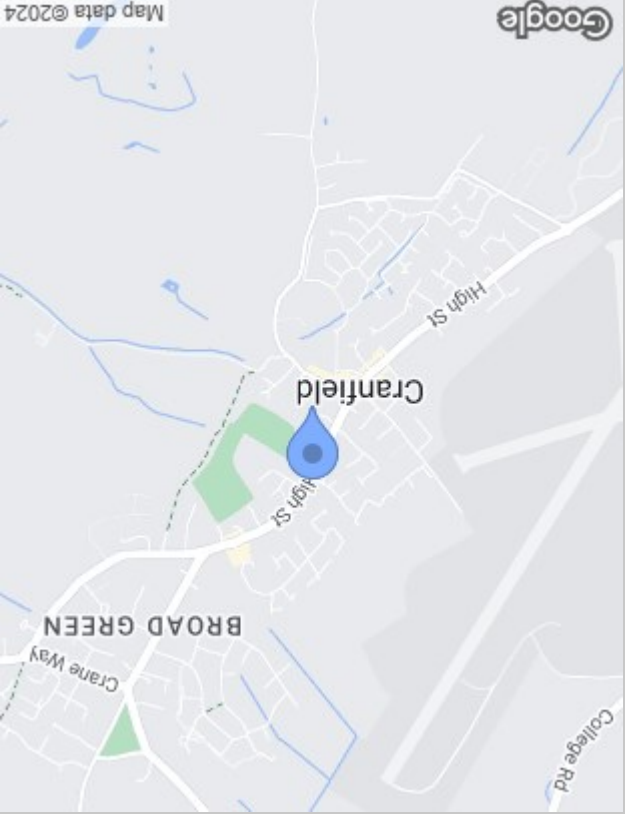
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

116b High Street, Cranfield, Bedford, MK43 0DG

Tel: 01234 750900 Email: [sales@cranesproperty.co.uk](mailto:sales@cranesproperty.co.uk) [www.cranesproperty.co.uk](http://www.cranesproperty.co.uk)

Energy Efficiency Rating	
Current	78
Potential	52
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

## Energy Performance Graph



## Location Map