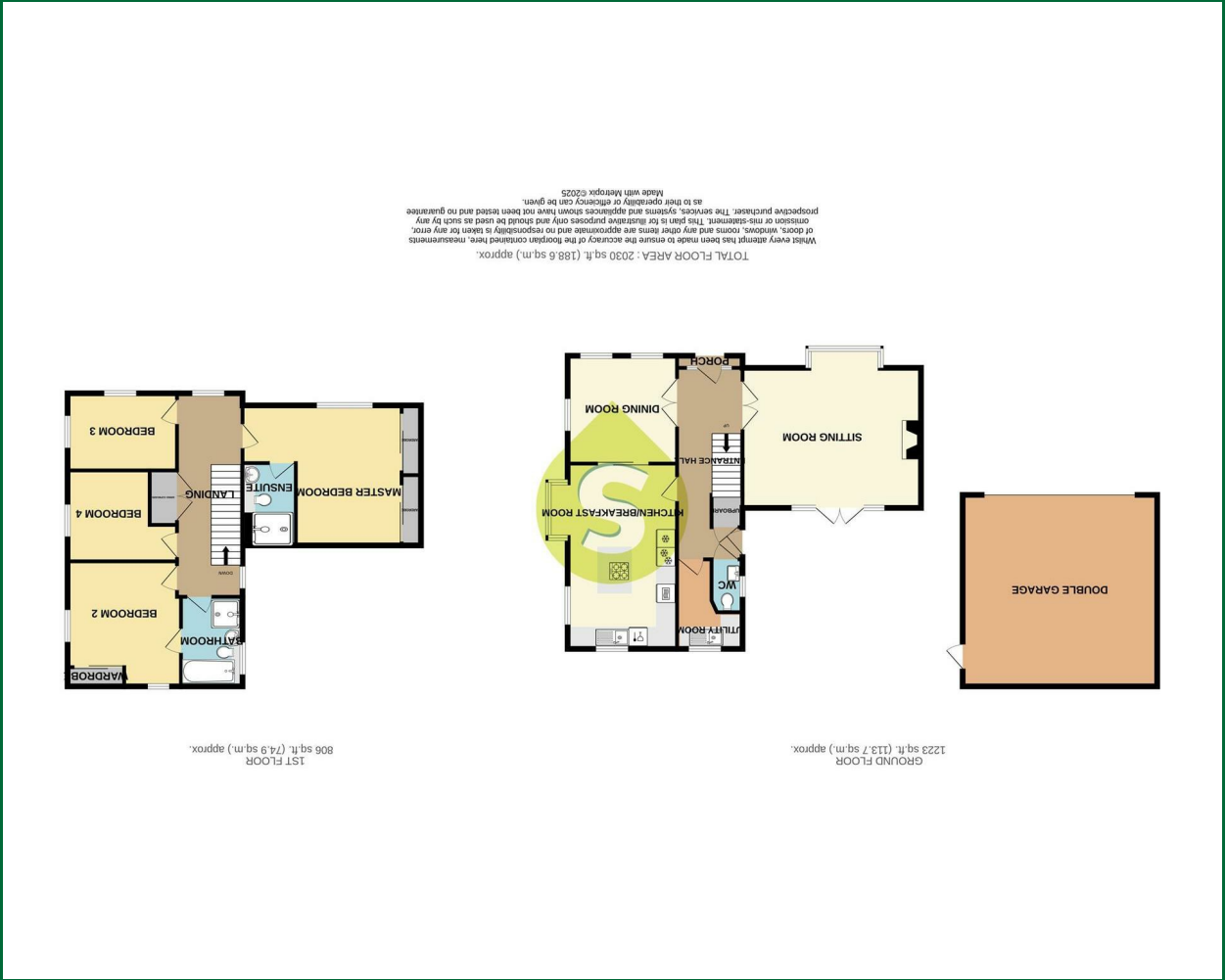




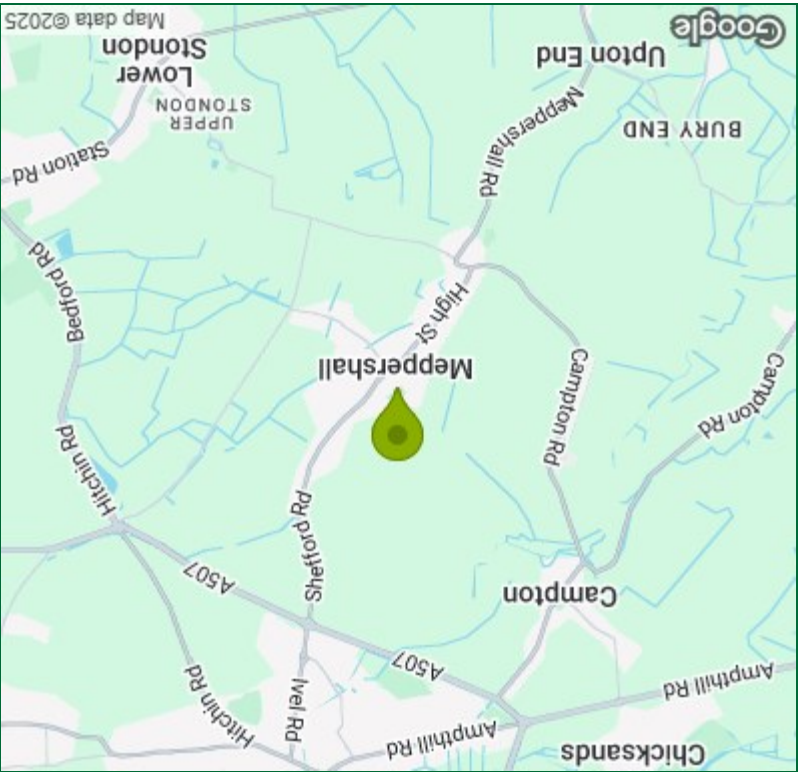
Walnut Tree Way,
Meppershall 1 Beds
£725,000

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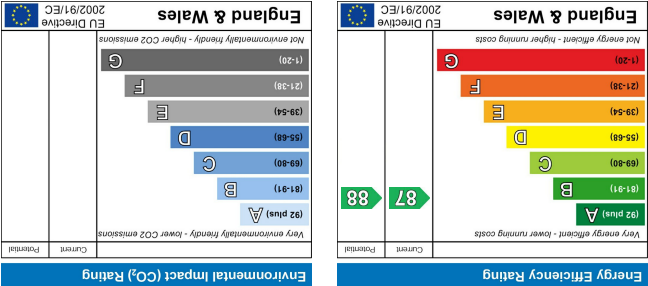
Floor Plan



Area Map



Energy Efficiency Graph



If you wish to arrange a viewing appointment for this property or require further information.

Please contact our Shefford Office on 01462 814087

Viewing

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Entrance Hall

A spacious entrance hall with entrance door and windows to front, stairs leading to first floor, large understairs storage cupboard, door to rear garden, double opening doors to sitting room and dining room, inset spotlights.

Cloakroom

White suite comprising of low level w.c, wash hand basin in vanity unit with tiled splash back, tiled floor, radiator, window to side.

Sitting Room

18'4" x 17'0"
A spacious, dual aspect room with box bay window to front, and French doors and windows to rear, stone fire surround and hearth with free standing electric log burner, two radiators.

Dining Room

11'3" x 11'1"
A lovely, light and airy dual aspect room with windows to front and side, radiator, double sliding pocket doors to kitchen/breakfast room.

Kitchen/breakfast room

19'1" x 11'1"
A spacious, dual aspect room with box bay window to side and window to rear, kitchen fitted with a range of base and eye level units with granite top work surfaces and matching upstands, inset sink unit with mixer tap, integrated appliances including eye level double oven and microwave, two full height fridge/freezers, dishwasher, freestanding island with built in gas hob and extractor hood over, inset spotlight, tiled floor.

Utility

9'8 x 7'6"
Fitted with a range of base and eye level units with granite top work surfaces, inset sink unit with mixer tap, washing machine, wall mounted gas boiler, window to side.



Landing

A spacious landing with windows to front and side, radiator, airing cupboard housing hot water tank, access to loft space.

Master Bedroom

16'1" x 14'6"
Window to front, radiator, two fitted sliding door wardrobes.

En-suite

A white suite comprising of a fully tiled, double, shower unit with wall mounted shower and ceiling mounted shower head, low level w.c and wash hand basin in vanity unit with tiled splash back, tiled floor, heated towel rail, inset spotlights.

Bedroom Two

12'9" x 12'2"
Dual aspect room with windows to side and rear, fitted sliding door wardrobe, radiator, Jack and Jill door to bathroom.

Bedroom Three

11'5" x 7'11"
Dual aspect room with windows to front and side, radiator.

Bedroom Four

9'4" x 8'3"
Window to side, radiator.

Bathroom

A fitted suite with fully tiled shower cubicle with wall mounted shower, panel enclosed bath with mixer tap and shower attachment, low level w.c and wash hand basin in vanity units, part tiled walls, tiled floor, inset spotlights, heated towel rail, window to side.

Front Garden

Block paved driveway leading to double garage providing off road parking for two cars, path leading to front door retained by hedging, gated access to rear garden.

Double Garage

20'0" x 19'8"
Electric up and over door, eave storage space, power and light, personal door to garden.

Rear Garden

A beautifully, landscaped garden, with paved patio area, rest laid mainly to decorative stone with a large selection of trees, shrubs, perennials, the Gazebo offers a nice, private area for alfresco dining.

Agents Notes

Freehold.
Council Tax Band F.
Annual Service Charge £410.02.
Solar panels installed.

Situation

Meppershall has a lovely community vibe and is perfect for families and couples alike. Whether you are looking for beautiful country walks or a peaceful spot to walk the dog all this is literally on the doorstep.

The village also offers a corner shop, a pub, bakery and village hall with lovely facilities.

