

ten sales &
lettings

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7, Walnut Close, Blunham Village, MK44 3NB

Bedrooms: 4 Bathroom: 2

£515,000

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Property Features

- EXTENDED DETACHED FAMILY HOME
- 100 + ft PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- MODERNISATION REQUIRED TO SOME ROOMS
- 2 X GARDEN OFFICE SPACES
- CENTRAL VILLAGE LOCATION CLOSE TO A1
- LARGE HARD ROOF SUMMER HOUSE
- REFITTED EN SUITE SHOWER SUITE



A substantial 4 bedroom detached property which has been extended over time to offer spacious living space along with multiple rooms for business or leisure use including an internal office space and two external rooms ideal for office and gym usage. A separate Dining Room, large Living Room and hard roofed Summer Room provide an ideal home for family use.

A private non overlooked 100ft + rear garden with large Gazebo, decking area and mature planting.

The property is sold with no onward chain and is ideally located within the heart of Blunham Village, a short distance from the A1 and Sandy Train Station.



An impressive private rear garden totalling over 100 ft with two office spaces.

Room Details & Dimensions

Frontage

Two covered portico aspects with central entrance porch along with block paved parking area for 3 cars.

Entrance Hall

Karndean oak effect flooring, side window and radiator.

Cloakroom

Vanity unit with fitted wash basin and WC, tiled walls, chrome towel rail heater and window to front.

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

A range of base and eye level units in light oak with black marble effect work surface over with stainless steel one and a half bowl sink unit with chrome rinse system mono block tap. Neff electric hob and oversized Neff extractor hood. Two Neff Oven units and space for American style Fridge Freezer (option to purchase separately). Space for dishwasher.

LED lighting and recessed lighting. Karndean oak effect flooring, shuttered UPVC windows and plinth heater.

Lounge 23' 2" x 19' 9" (7.06m x 6.02m) L Shape

A substantial family Lounge extended to the rear in an L shaped living space, electric fire, sliding doors to summer room and a purpose-built bar with store cupboard.

Dining Room 14' 7" x 10' 3" (4.44m x 3.12m)

A large family Dining Room with Karndean oak effect flooring, shuttered UPVC window, radiator and store cupboard.

Utility Room 10' 3" x 5' 8" (3.12m x 1.73m)

Providing a range of base and wall mounted units, worksurface and plumbing for washing machine and dryer. Oil boiler and vinyl tiled flooring.

Inner Hall

An inner hallway connecting the Office, Utility and Living Room.

Office 10' 5" x 7' 6" (3.17m x 2.28m)



A spacious internal office space with a range of wall and floor fitted cabinets, desk space and UPVC window with shutters to rear. Radiator, Karndean oak effect flooring.

Summer Room *18' 5" x 14' 5" (5.61m x 4.39m)*

A spacious hard roof summer room with UPVC windows to three aspects and plastered dwarf wall, Velux style roof window, double doors leading to gardens, tiled flooring and multiple power sockets.

Bedroom One *10' 10" x 10' 4" (3.30m x 3.15m)*

A good size double bedroom with fitted wardrobes and UPVC window to the front.

En Suite

A refitted En Suite shower room with gloss grey vanity units providing enclosed storage. Enclosed sink, WC and shower cubicle with chrome ceiling mounted rainfall-style head and a separate wall mounted handset, Mira Digital control. A large, enclosed airing cupboard, chrome towel rail heater, LED lighting and UPVC window to front.

Bedroom Two *10' 6" x 9' 2" (3.20m x 2.79m)*

Double bedroom with radiator and UPVC window to front.

Bedroom Three *10' 3" x 8' 1" (3.12m x 2.46m)*

Double bedroom with UPVC window to rear.

Bedroom Four *10' 4" x 7' 9" (3.15m x 2.36m)*

Double bedroom with UPVC window to rear.

Bathroom

A family bathroom with WC, wash basin, bath and UPVC window to rear. Sliding door and vinyl flooring.

Rear Gardens & Outhouses

The private rear garden is approximately 105 ft in length with access via the summer room onto a paved seating area through to a spacious tiled Gazebo with decking and power. The first of two lawn areas has mature planting to the borders and an archway to the secondary garden aspect.

A brick built Office/Gym with UPVC window and double doors to the side (11.2ft x9.9ft) and additional store space. A second lawn area with raised bedding and vegetable area, three store sheds (refurbishment required) along with a second large timber constructed office space with sliding patio doors and Pvc cladding. Approximately 28ft x 16ft. The garden has external power supply, tap and side entrance gate.





A spacious hard roof summer room with patio doors to the rear gardens.

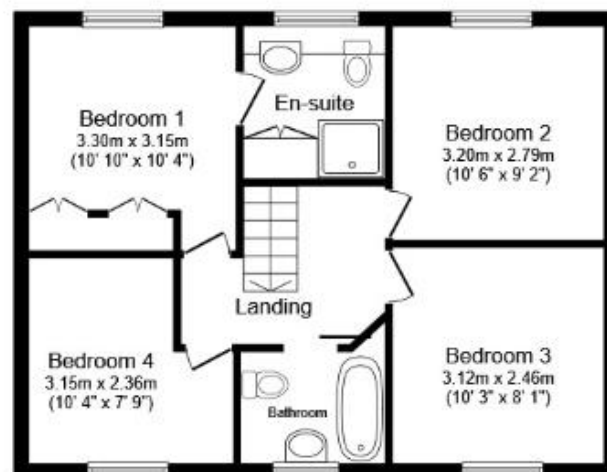
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Floorplan



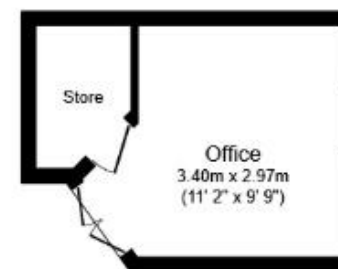
Ground Floor

Floor area 102.0 sq.m. (1,097 sq.ft.)



First Floor

Floor area 54.5 sq.m. (587 sq.ft.)



Outbuilding

Floor area 55.6 sq.m. (599 sq.ft.)

Total floor area: 212.1 sq.m. (2,283 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Council Tax Band:	E
Local Schools:	Primary 0.5 miles Secondary 2 Miles
EPC Rating:	TBC
Tenure:	Freehold
Construction Type:	Traditional Brick
Parking:	Driveway Parking
Electric supply:	Mains Electricity
Water supply:	Mains water
Sewerage:	Mains Sewerage
Heating supply:	Oil Central Heating
Broadband:	Fibre Available
Mobile Signal:	Good
Rights or Restrictions:	None disclosed by owner
Listed Building Status:	No
Conservation Area:	No
Any Public Rights of Way Across Title:	No
Any Planning Permissions & Development Proposals:	No
Any floods in last 5 years:	No

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.