

FREEHOLD



House - Semi-Detached (EPC Rating: B)

**19 Walnut Tree Way, Meppershall, Shefford,
Beds, SG17 5AB**

Price Guide

£475,000



First Step

4 2 1 B

4 Bedroom House - Semi-Detached located in Shefford

WOODEN SHUTTERS... Garage, car port & gated driveway... ENTERTAINING Kitchen/Diner... NHBC Builders Warranty*... 4 GOOD SIZED bedrooms... SOLAR PANELS... Excellent PARKING for 2/3 cars... STYLISHLY PRESENTED THROUGHOUT...

WOODEN SHUTTERS...

10 YEAR NHBC BUILDERS WARRANTY from 2018*...

ENTERTAINING KITCHEN/DINER...

GARAGE, CAR PORT & GATED DRIVEWAY...

STYLISHLY PRESENTED THROUGHOUT...

This light and spacious home benefits from a large lounge with bay window, an entertaining kitchen/diner and downstairs cloakroom.

The first floor has 4 good sized bedrooms, bedroom one with en-suite and a well appointed family bathroom.

Externally the property has a garage, plus car port and a gated block paved driveway with parking for 2/3 cars. There is a small garden area to the front and turfed lawn to the rear.

INTERNAL

Entrance Hallway

Door to front aspect and window to side aspect. Amtico herringbone flooring. Stairs to first floor. Door leading cloakroom and Lounge.

Lounge

18'9" x 12'0"

Bay window fitted with wooden shutters to front aspect. Full height door to storage cupboard housing the solar control panel. Continuation of herringbone flooring. Door leading to:

Kitchen/Diner

15'3" x 12'2"

Full height bay style window and French doors to rear garden, plus door to car port/driveway. Fitted with a range of white shaker style base and wall units with contrasting work surface and matching up-stand. Integrated washing machine, double oven, 4 ring gas hob and extractor hood and fridge/freezer. One and a half sink with drainer. Under plinth lights. Boiler housed in matching wall unit. Continuation of Amtico herringbone flooring.

Cloakroom

White suite comprising: push button wc, vanity unit with square wash hand basin. Continuation of Amtico herringbone flooring.

FIRST FLOOR

Landing

Full height double doors to airing cupboard fitted with shelves, housing the water tank. Door to over stairs storage cupboard. Laminate flooring. Doors leading to:

Bedroom 1

12'7" x 10'4"

Window to front aspect, fitted with wooden shutters. Built in 2 sliding door wardrobe, fitted with shelf and rail. Continuation of laminate flooring. Door leading to:

En-suite

Window to rear aspect. White suite comprising: large fully tiled shower with glass sliding doors, 4 door vanity unit with wash hand basin and concealed cistern low level wc. White heated towel rail, shaver point and ceramic tiled flooring.



Bedroom 2

15'3" x 9'8"

Window to front aspect, fitted with wooden shutters.

Continuation of laminate flooring

Bedroom 3

11'6" x 8'7"

Window to rear aspect. Continuation of laminate flooring.

Bedroom 4

9'10" x 5'8"

Window to rear aspect. Continuation of laminate flooring.

Bathroom

Window to side aspect. White suite comprising: fully tiled panelled bath with wall mounted shower, 2 door vanity unit with wash hand basin and concealed cistern low level wc. Shaver point, ceramic tiled flooring.

EXTERNAL

Front Garden

Small front garden with established shrubs. Paved pathway to front door.

Rear Garden

Fence perimeter with side gated access to driveway and car port. Personal door to garage. Mainly laid to lawn with entertaining patio area. External tap and light.

Garage , car port and driveway

Garage fitted with up and over door, light, power, eave storage and personal door to garden. Car port and gated driveway block paved with parking for 2/3 additional vehicles. External light.

Additional Material Information

Freehold

Service Charge: £189 every 6 months

Council Tax: Band D

EPC: Rating B

Mains utilities

Traditional brick and block build

* 10 years NHBC Builders Warranty from 2018

Solar Panels

Agents Notes

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested



parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.

Local Area

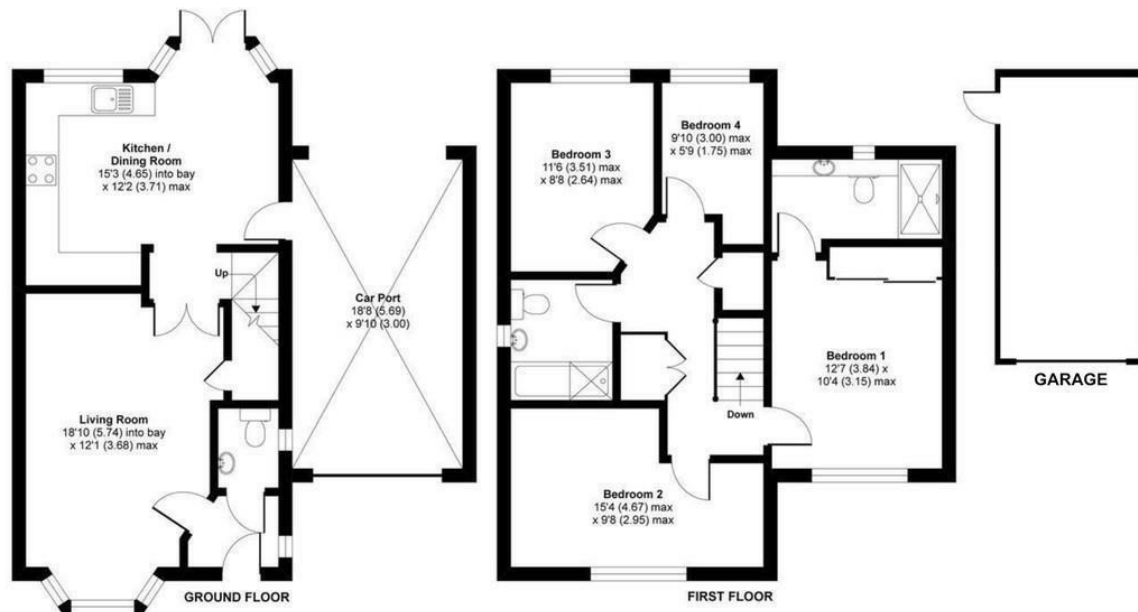
Meppershall is a vibrant village in Central Bedfordshire, it offers beautiful open countryside and benefits from many local amenities of which include a post office, general store, bakery & Public house, the village hall is home to a number of local organisations & clubs. Meppershall has a lower school and Robert Bloomfield in Shefford is the local middle school as well as the Samuel Whitbread Academy.

Within easy access of the A1 and M1 and only a 10 minute drive to Arlesey mainline train station with trains into London's Kings Cross & St Pancras circa 38 mins.





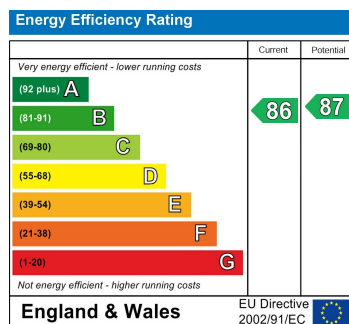
Approximate Area = 1130 sq ft / 104.9 sq m
 Garage = 184 sq ft / 17 sq m
 Total = 1314 sq ft / 122 sq m
 For identification only - Not to scale



Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step