

Bryan Bishop
and partners

Wrights Meadow

Walkern, SG2 7JS

Guide price £800,000



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Summary:
Bryan Bishop & Partners are delighted to bring to market this beautifully presented four/five-bedroom detached family home, which has been thoughtfully extended to the rear, incorporating a substantial double-storey extension to provide generous bedroom accommodation and versatile living space, ideally suited to the demands of modern family life.

Occupying a desirable position on the southern fringe of the village, the property is conveniently located within a short walk of the local primary school, recreational ground and an array of delightful countryside walks. Further benefits include a double garage and a particularly secluded rear garden, complete with an attractive terrace, providing an ideal setting for outdoor entertaining and relaxation.

Accommodation:
The ground floor is approached via a particularly spacious, enclosed entrance porch, which enjoys an abundance of natural light and provides a welcoming introduction to the home. This leads through to a generous entrance hallway, giving access to a useful home office/fifth bedroom and a cloakroom/WC. The double-aspect living room provides a bright and inviting reception space, further enhanced by an attractive feature log-burning stove, creating an appealing focal point and a cosy atmosphere.

The kitchen/family room provides an excellent hub for everyday family life and entertaining, fitted with a comprehensive range of base and eye-level units, together with various integrated appliances. The kitchen is further complemented by a separate utility room, offering additional storage and laundry facilities, with convenient external access to the side of the property. Completing the ground floor is a particularly well-proportioned triple-aspect dining room, enjoying excellent natural light and providing an ideal setting for formal dining and family gatherings.

The generous first-floor landing provides access to four well-proportioned bedrooms, three of which are doubles, all offering comfortable and versatile accommodation ideally suited to family living. The principal bedroom further benefits from its own en-suite, whilst the remaining bedrooms are served by a well-appointed family bathroom. There is also a separate fitted dressing room, currently utilised as a dressing area, which offers further flexibility and could readily be adapted to suit a variety of requirements, such as a nursery or additional home office. The loft space is fully insulated and boarded.

Exterior:
The property is approached via a good-sized front garden, predominantly laid to lawn and complemented by established shrubs, borders and flower beds. A hardstanding area provides additional parking in front of the double garage, which is accessed via the entrance lobby and benefits from power and lighting, electric up-and-over doors to the front and a window to the side. The garage also has boarded storage loft space. Gated side access leads through to the rear garden.

The secluded rear garden is a particularly attractive feature of the property, being part walled and part fenced, offering an excellent degree of privacy. Thoughtfully arranged, the garden features a paved terrace, ideal for outdoor dining and entertaining, which leads onto an area of lawn bordered by established shrubs, flower beds and mature planting. Further features include a charming pond with rockery, outside lighting and a garden shed, completing this delightful outdoor space.

Location:
The property is ideally positioned within the pretty and sought-after village of Walkern, which offers a good range of local amenities including traditional public houses, a village shop, primary school, church and sports club. The village enjoys a wonderful balance of rural surroundings and everyday convenience, with the larger town of Stevenage situated just a few minutes' drive to the west, providing a comprehensive range of shopping, leisure and entertainment facilities. Stevenage also offers excellent transport connections, with mainline rail services providing access both north and south, alongside convenient access to the A1(M).



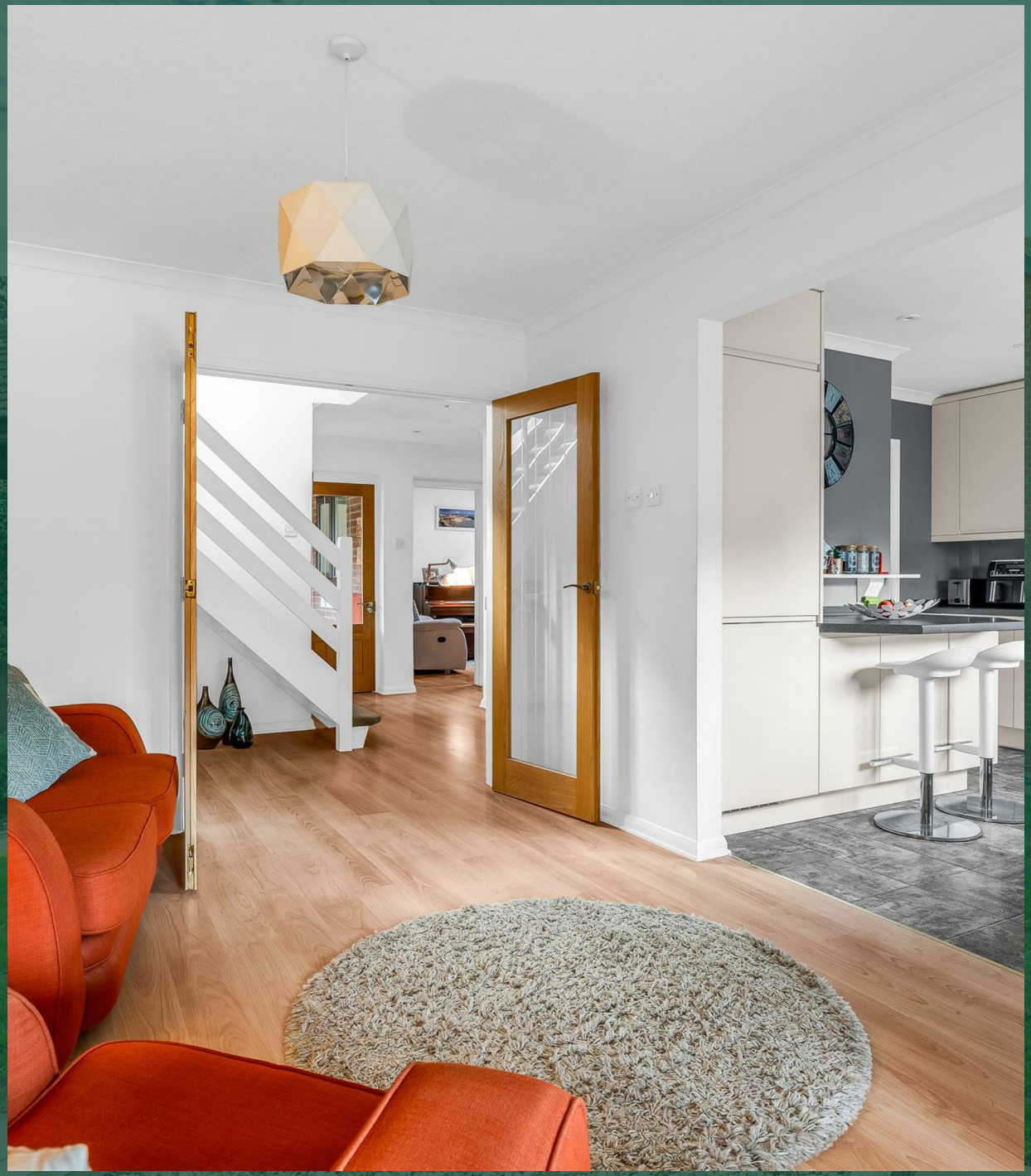






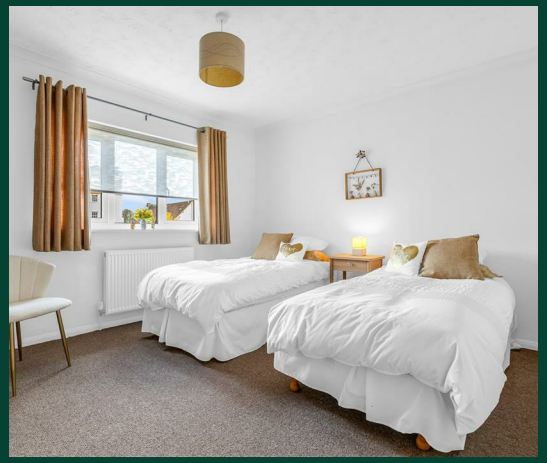


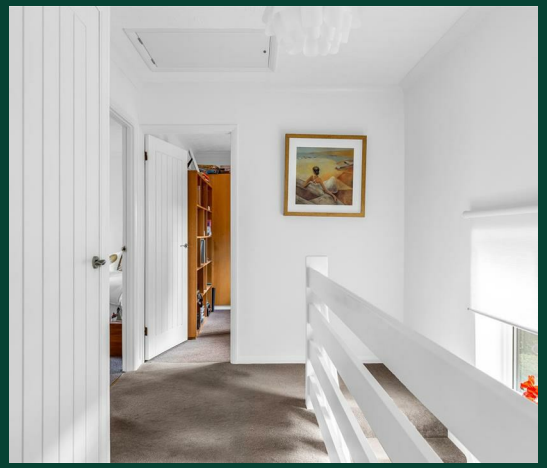




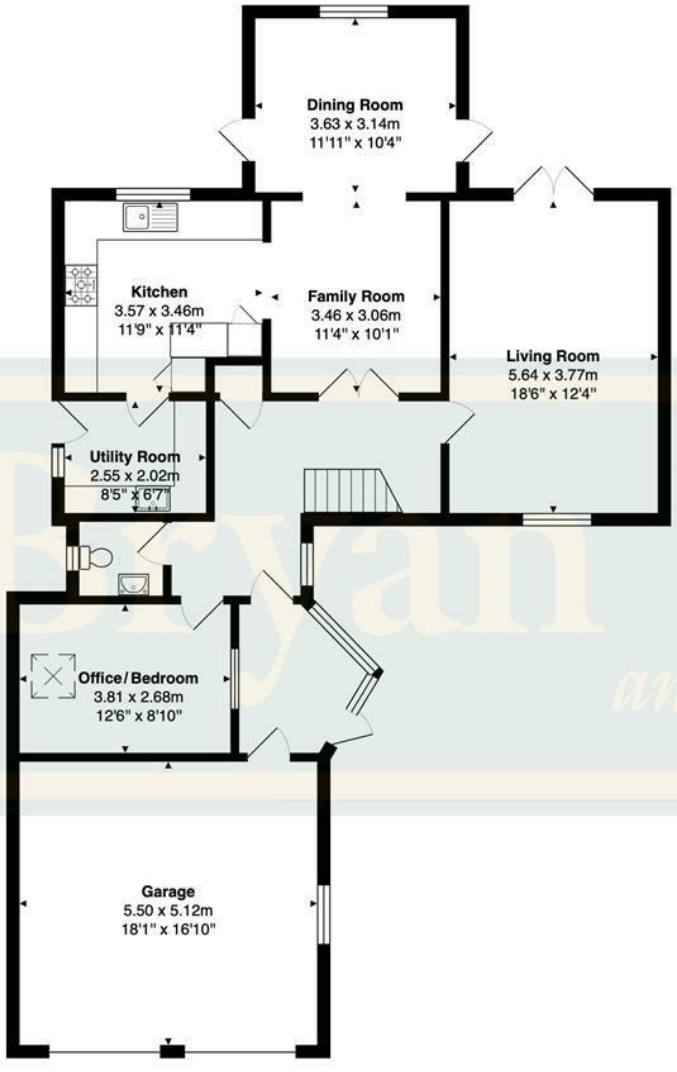




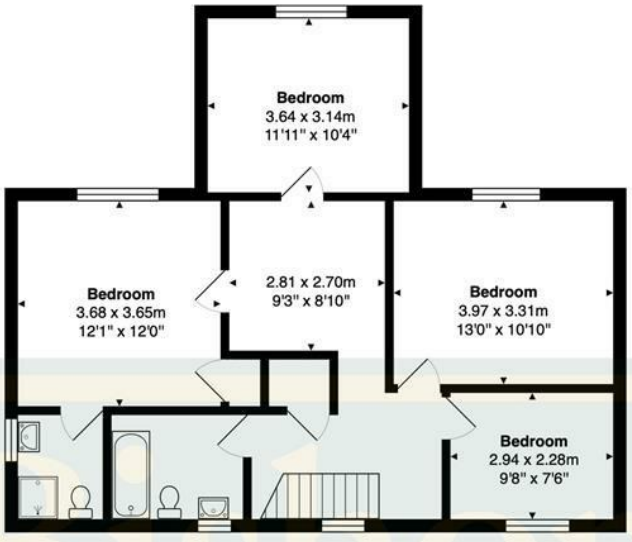






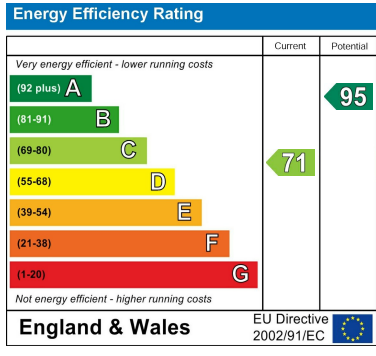


Ground Floor
Area: 122.9 m² ... 1323 ft²



First Floor
Area: 73.9 m² ... 795 ft²

Total Area: 196.8 m² ... 2119 ft²




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Special


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