Strictly Private and Confidential

2 | Wrights Meadow | Walkern | SG2 7JS

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).

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Bryan Bishop
and partners

Wrights Meadow

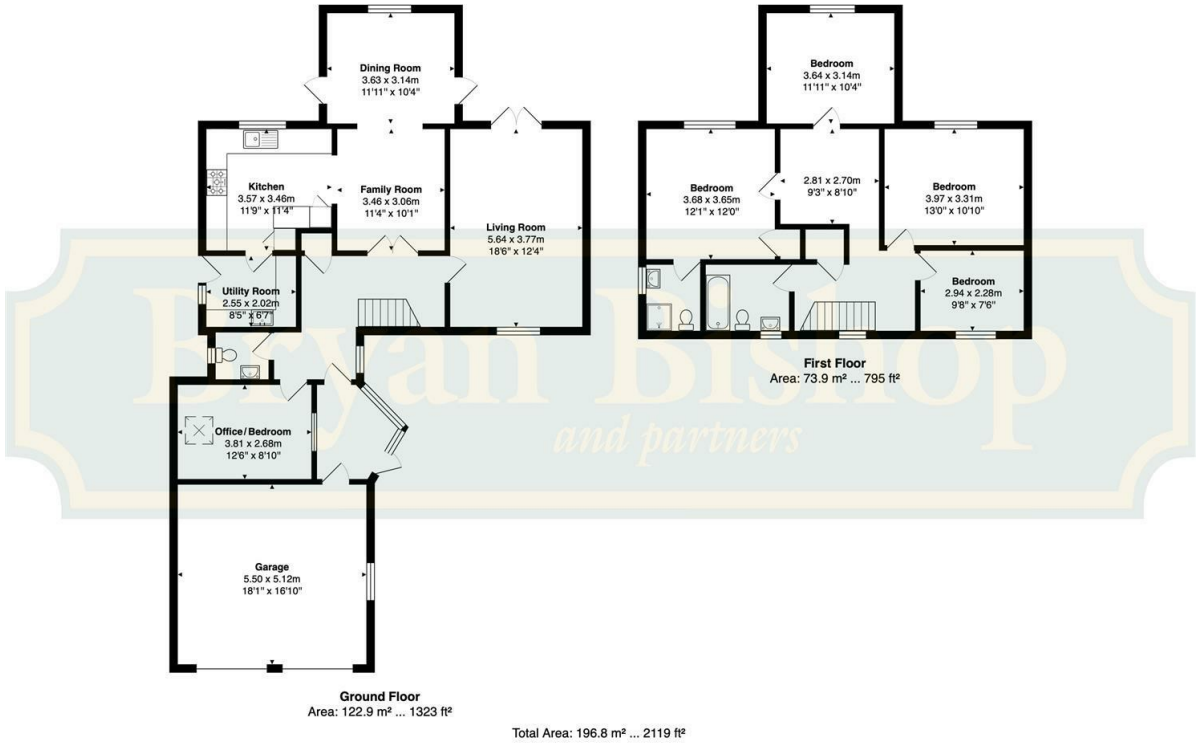
Walkern, SG2 7JS





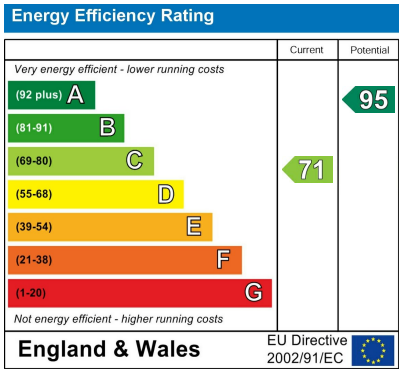





Dining Room
3.63 x 3.14m
11'11" x 10'4"
Kitchen
3.57 x 3.46m
11'9" x 11'4"
Family Room
3.46 x 3.06m
11'4" x 10'1"
Living Room
5.64 x 3.77m
18'6" x 12'4"
Utility Room
2.55 x 2.02m
8'5" x 6'7"
Office / Bedroom
3.81 x 2.68m
12'6" x 8'10"
Garage
5.50 x 5.12m
18'1" x 16'10"
Ground Floor
Area: 122.9 m² ... 1323 ft²
Bedroom
3.64 x 3.14m
11'11" x 10'4"
Bedroom
3.68 x 3.65m
12'1" x 12'0"
2.81 x 2.70m
9'3" x 8'10"
Bedroom
3.97 x 3.31m
13'0" x 10'10"
Bedroom
2.94 x 2.28m
9'8" x 7'6"
First Floor
Area: 73.9 m² ... 795 ft²
Total Area: 196.8 m² ... 2119 ft²






Energy Efficiency Rating
Current
Potential
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
71
95
England & Wales
EU Directive 2002/91/EC





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