



# 28, Walnut Tree Way

Meppershall,  
Bedfordshire, SG17 5AB  
**£325,000**

country  
properties

This 2 double bedroom semi detached home set in the popular village of Meppershall is offered in superb condition throughout and boasts allocated off road parking for two cars.

- Built in 2018 by Croudace Homes
- Stylish modern kitchen
- Living/dining room with french doors opening onto the rear garden
- Main bedroom with fitted wardrobes and en-suite shower room
- Allocated parking for two cars
- Close to countryside walks
- Approx rental income of £1,300 pcm

## GROUND FLOOR

### Entrance Hall

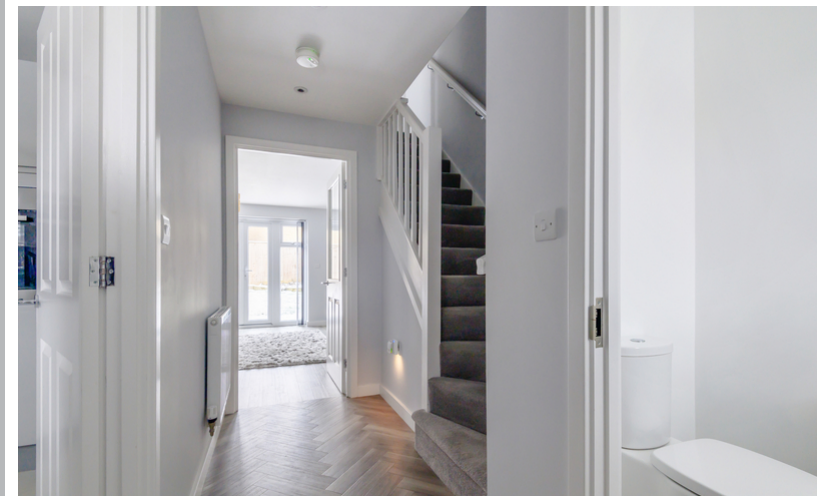
Stairs rising to first floor accommodation. Amtico flooring. Radiator. Doors into all rooms.

### Cloakroom

Suite comprising low level flush wc and corner wash hand basin with cupboard under and tiled splashback. Ceramic tiled flooring. Radiator. Obscure double glazed window to front.

### Kitchen

11' 6" x 7' 4" (3.51m x 2.24m) A range of wall and base units with complementary marble effect worksurfaces and upstands. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Integrated dishwasher and washing machine. Fitted eye level electric oven. Inset gas hob with glass splashback and stainless steel extractor hood over. Space for fridge freezer. Wall mounted gas boiler enclosed in cupboard. Ceramic tiled flooring. Double glazed window to front.



## Living/Dining Room

14' 7" (max) x 14' 1" (max) (4.45m x 4.29m) Double glazed French doors with sidelights, opening onto the rear garden. Two radiators. Amtico flooring. Understairs storage cupboard.

## FIRST FLOOR

### Landing

Access to loft space, with light. Airing cupboard housing hot water cylinder with shelving. Doors into all rooms.

### Bedroom 1

10' 1" (min) x 9' 1" (3.07m x 2.77m) Double glazed window to front. Radiator. Fitted wardrobes with mirrored sliding doors. Door into:

### En-Suite Shower Room

Suite comprising shower cubicle, low level flush wc and vanity wash hand basin. Partially tiled walls. Heated towel rail. Shaver point. Extractor. Obscure double glazed window to front.

### Bedroom 2

14' 7" (max) x 8' 6" (max) (4.45m x 2.59m) Double glazed window to rear. Radiator.

## Bathroom

Three piece suite comprising panel enclosed bath with mains shower over and folding glass side screen, low level flush wc with concealed cistern and vanity wash hand basin with cupboard under. Partially tiled walls and ceramic tiled flooring. Shaver point. Extractor. Radiator. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Footpath to front door with paved off road parking for two cars.

### Rear Garden

Laid mainly to lawn with paved patio area and flower/shrub border. External light. Paved pathway with gated access to front.

### AGENT NOTE:

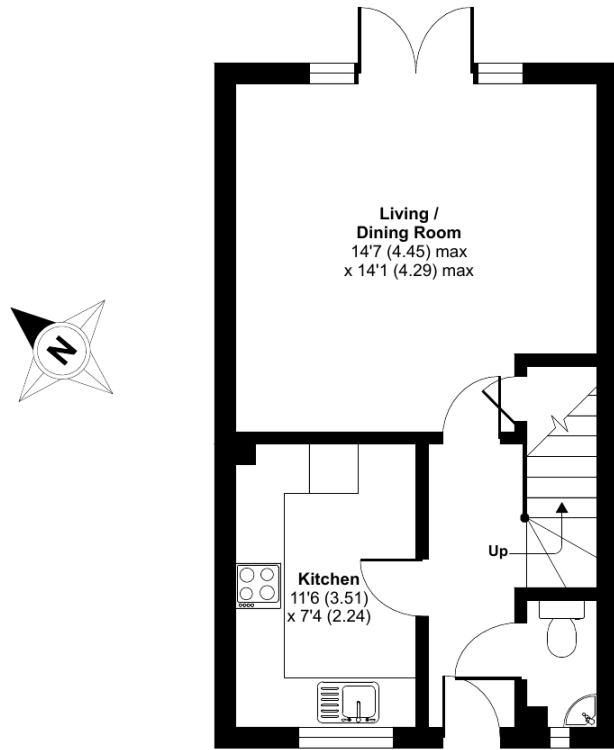
We understand there is a service charge with this property of £390.01 per annum. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

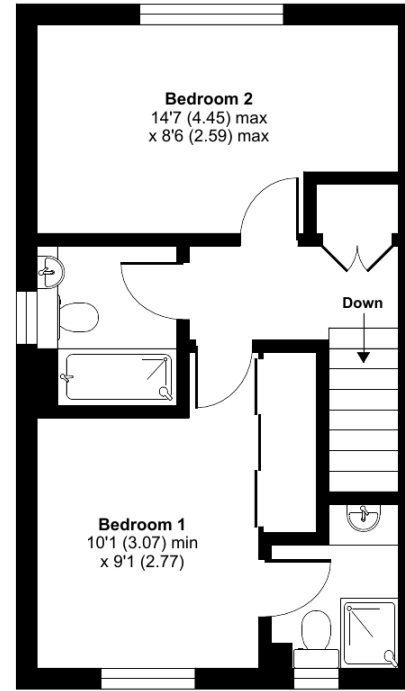


Approximate Area = 768 sq ft / 71.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	86	88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 931005



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## Viewing by appointment only

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