



# 2, Walnut Tree Way

Meppershall,  
Bedfordshire, SG17 5AB  
Offers in Excess of £325,000

This beautifully presented 2 double bedroom semi-detached home with allocated side by side parking, is tucked away in a quiet cul de sac on the popular 'Croudace' development with countryside walks adjacent to the property.

- Stylish & contemporary kitchen with many integrated appliances
- Master bedroom with en suite & fitted wardrobes
- Ground floor cloakroom
- Private enclosed westerly facing rear garden with brick outbuilding
- Close to village amenities including a post office, bakery, village store, parish church and 'The Sugarloaf' public house
- Ideal investment purchase with potential income of approximately £1,150 pcm
- 10 year NHBC guarantee commenced in 2018

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Doors into all rooms.

### Cloakroom

Suite comprising low level flush wc and corner wash hand basin with vanity cupboard under. Radiator. Tiled flooring. Extractor. Obscure double glazed window to front.

### Kitchen

A range of wall and base units with worksurfaces over. Inset stainless steel sink with drainer and mixer tap over. Inset gas hob with stainless steel extractor hood over. Fitted electric eye level oven & grill. Integrated dishwasher. Space for fridge/freezer. Tiled flooring. Radiator. Double glazed window to front.

### Living/Dining Room

Double glazed french doors with sidelights opening onto the rear garden. Radiator. Understairs storage cupboard.

## FIRST FLOOR

### Landing

Access to loft space. Double doors to linen cupboard. Doors into both bedrooms and bathroom.



## Bedroom 1

Double glazed window to front.  
Radiator. Fitted double wardrobe with sliding doors.

## En-Suite Shower Room

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

## Bedroom 2

Double glazed window to rear.  
Radiator.

## Bathroom

Suite comprising low level flush wc, vanity wash hand basin and low level flush wc. Extractor. Radiator. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Shingled area and shrub borders with pathway to front door. External light. Gated access to the rear garden.

## Rear Garden

Westerly aspect rear garden laid mainly to lawn with paved patio area. Brick outbuilding. Gated access to front.

## Parking

Block paved area providing allocated side by side parking for two cars.

## AGENT NOTE:

We understand there is a service charge associated with this property of £295.38 per annum to cover the upkeep of the communal areas within the development. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

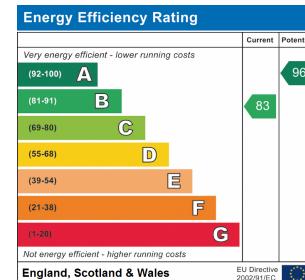
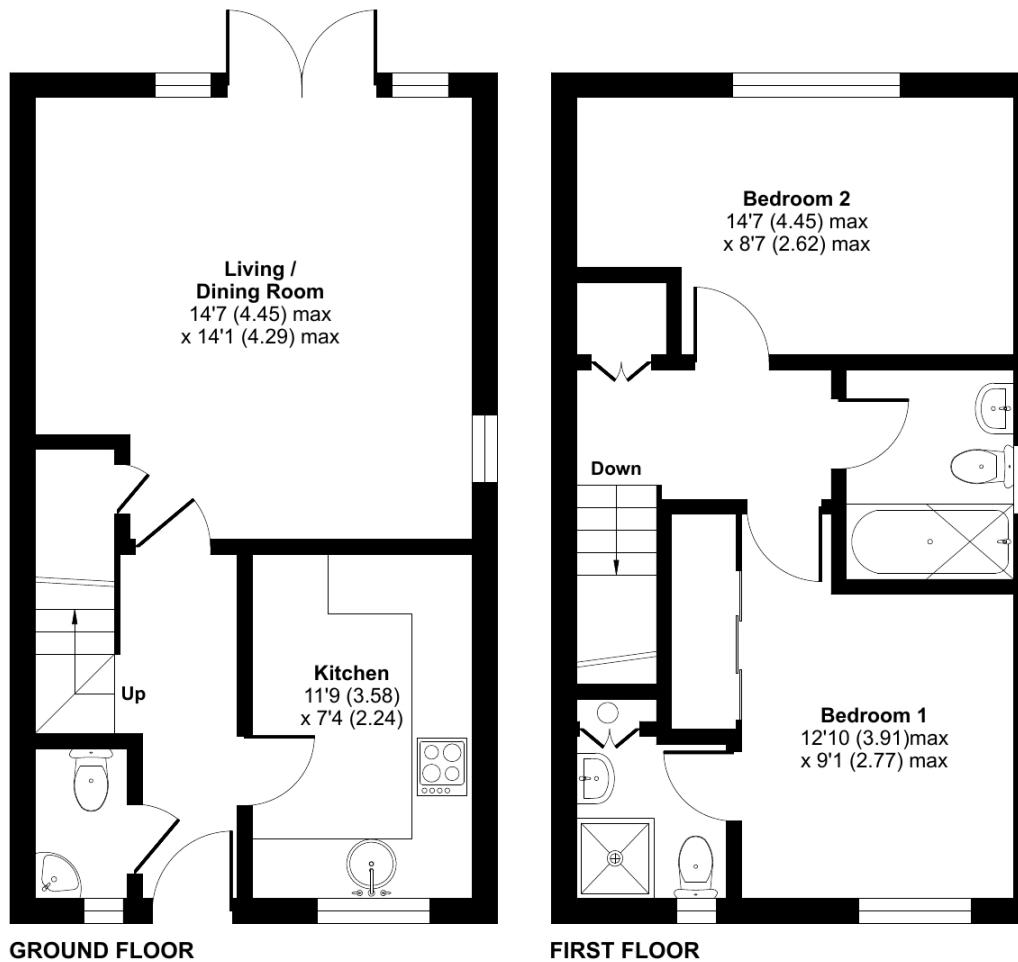
**PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES**





Approximate Area = 780 sq ft / 72.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2023.  
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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