



# 15, Walnut Tree Way

Meppershall, Shefford,  
Bedfordshire, SG17 5AB  
£460,000

country  
properties

Built by Croudace Homes in 2018 and still offered in immaculate condition, this three-bedroom property combines quality, space, and a great location. The home boasts a beautifully landscaped rear garden, a double garage with boarded loft storage, and bright, well-presented living spaces throughout. Set in the popular village of Meppershall with countryside walks nearby.

- Stylish 15ft kitchen/diner with fully integrated appliances
- Still retaining builders 10x year NHBC warranty
- Master bedroom with ensuite and built in wardrobe
- Fantastic presentation through out – Just Move In!
- Double garage with remote control roller doors – power and light and fully boarded loft storage
- Countryside walks on your doorstep

## Ground Floor

### Entrance Hall

Karndean flooring. Radiator. Large storage cupboard with shelving. Under stairs storage cupboard. Stairs rising to first floor. Door leading to kitchen/diner. Door to cloakroom.

### Cloakroom

Low level WC, 2 x Utopia vanity units inset with wash hand basin. Tiled splashback. Radiator. Karndean flooring. Obscure double glazed multi pane window to front.

### Living Room

15' 11" x 10' 6" (4.85m x 3.20m) Double glazed multi pane window to front. Double glazed double doors onto rear garden. Radiator.

### Kitchen/Dining Room

15' 11" x 12' 1" (4.85m x 3.68m) A range of 'Paula Rosa' cashmere coloured wall & base units with roll edge worksurfaces over. Inset one and a half stainless steel sink/drainer unit with swan neck mixer tap over. Built in John Lewis double oven & grill, gas hob with glass splashback & extractor hood over. High gloss brick splashbacks fitted with feature lighting under wall units & pelmet. Integrated John Lewis wine cooler. Integrated Bosch dishwasher. Integrated Zanussi washing machine. Integrated fridge freezer. Dual aspect multi pane double glazed window to rear & front. Karndean flooring. Radiator.

### First Floor

### Landing

Multi pane double glazed window to rear to half landing. Loft access. Airing cupboard housing hot water tank & shelving. Doors into all rooms.



## Bedroom 1

16' 9" x 9' 5" (5.11m x 2.87m) Two multi pane double glazed windows to front. Radiator. Built in wardrobe with sliding doors. Door leading to En-suite.

### En-suite

Double shower cubicle. Utopia vanity unit inset with wash hand basin, low level WC. Ceramic tiled flooring. Heated towel rail. Shaver point. Extractor fan. Obscure double glazed multi pane window to rear.

## Bedroom 2

10' 10" x 9' 0" (3.30m x 2.74m) Multi pane double glazed window to front. Radiator.

## Bedroom 3

10' 10" x 6' 10" (3.30m x 2.08m) Multi pane double glazed window to rear. Radiator.

## Bathroom

Suite comprising 'P' shaped panel enclosed bath. Utopia vanity unit inset with wash hand basin, low level WC. Tiled splashbacks. Ceramic tiled flooring. Radiator. Shaver point. Extractor fan. Obscure multi pane double glazed window to front.

## Outside

### Front Garden

Fully landscaped garden laid to artificial lawn with paved Porcelain pathway to front door. Well stocked flower & shrub borders & hedge screening to front & side.

## Rear Garden

Fully landscaped garden with Porcelain tiled patio area. Feature pergola. Feature lighting. Raised flower & shrub beds enclosed in sleepers. Further paved area with two timber garden sheds. Power points. Water tap. Two external water taps.

## Double Garage

18' 1" x 16' 2" (5.51m x 4.93m) Two electric remote controlled roller doors. Boarded loft space. Power & light.

## Agents Note

There are solar panels which provide a relief on energy bills and is transferable to the new owners.

We advise any buyer to clarify this with their conveyancer.

The vendor informs us there is a service charge associated with this property of approx £400 per annum.

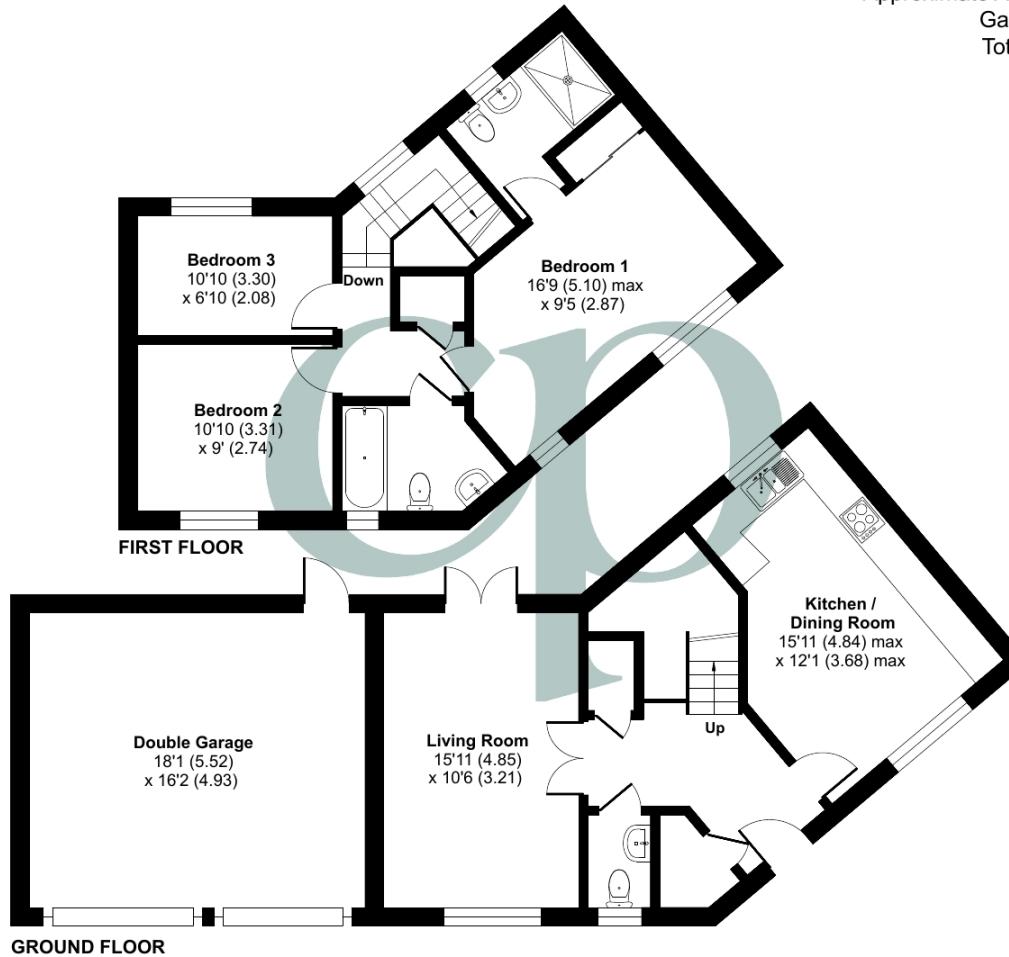
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NHBC 10 year structural defects policy commenced 2018 and has 3 years remaining.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk).

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



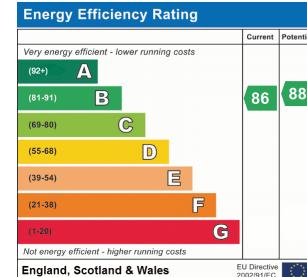


Approximate Area = 1050 sq ft / 97.5 sq m

Garage = 288 sq ft / 26.7 sq m

Total = 1338 sq ft / 124.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Country Properties. REF: 1376887

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Viewing by appointment only

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