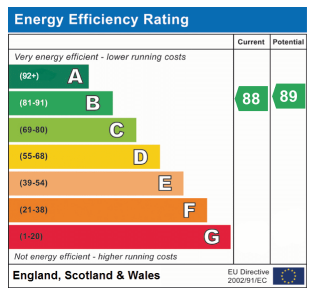
30, Walnut Tree Way

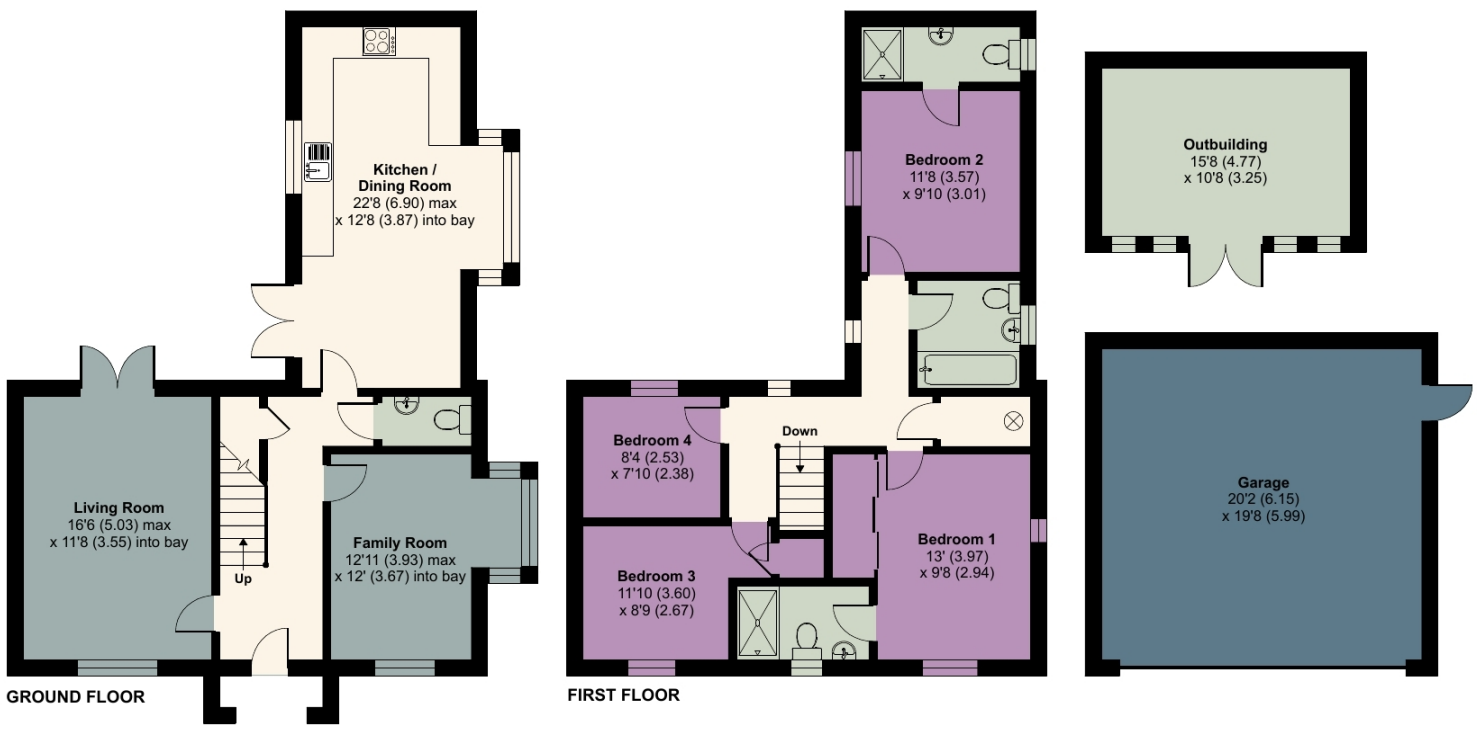
Meppershall, Meppershall,
Bedfordshire, SG17 5AB

Guide Price £625,000

country properties

Approximate Area = 1443 sq ft / 134 sq m
Garage = 396 sq ft / 36.8 sq m
Outbuilding = 167 sq ft / 15.5 sq m
Total = 2006 sq ft / 186.3 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: 1311626

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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

country properties

Situated in a popular location close to open countryside. In the sought after village of Meppershall. This 4 bedroom detached home boasts spacious family sized accommodation with a good sized garden and detached double garage.

- Fully insulated timber garden office could be ideal for working from home
- Bedroom 1 with built in wardrobe and en-suite
- Bedroom 2 with en-suite shower room
- Family friendly layout
- Countryside walks on your doorstep
- Detached double garage with electric door, power and light

Ground Floor

Entrance Hall

Door to front. Understairs storage cupboard. Wood flooring. Radiator. Stairs leading to first floor.

Cloakroom

Wash hand basin with vanity, wc, extractor fan and radiator.

Lounge

16' 6" x 11' 8" (5.03m x 3.56m) Double glazed window to front aspect. TV and telephone points. Radiator. French doors leading to garden.

Family Room

12' 11" x 12' 0" (3.94m x 3.66m) Double glazed bay window to side and double glazed window to front aspect. Wood flooring and radiator.

Kitchen/Dining Room

22' 8" x 12' 8" (6.91m x 3.86m) Fully fitted kitchen diner with double glazed bay window and double glazed window to side aspect. A range of wall and base units, worksurfaces with matching splashback, one and a half bowl stainless steel sink and drainer. Integrated appliances including electric oven, gas hob with cooker hood over, dishwasher, washing machine and fridge freezer. TV point. Tiled flooring and French doors leading to garden.

First Floor

Landing

Two double glazed windows to rear aspect. Large storage cupboard and loft access.

Bedroom 1

13' 0" x 9' 8" (3.96m x 2.95m) Double glazed windows to front and side aspect. Built-in wardrobe. TV point, radiator.

En-suite

Obscure double glazed window to front aspect. Wash hand basin with vanity, double shower cubicle, WC, extractor fan and shaver point.

Bedroom 2

11' 8" x 9' 10" (3.56m x 3.00m) Double glazed window to side aspect. Radiator.

En-suite

Obscure double glazed window to side aspect. Wash hand basin with vanity, shower cubicle, WC and extractor fan.

Bedroom 3

11' 10" x 8' 9" (3.61m x 2.67m) Double glazed window to rear aspect. Built-in cupboard. TV point and radiator.

Bedroom 4

8' 4" x 7' 10" (2.54m x 2.39m) Double glazed window to rear aspect. Radiator.

Bathroom

Obscure double glazed window to side aspect. Wash hand basin with vanity, bath with shower over, WC, extractor fan, shaver point and radiator.

Outside

Front Garden

Lawned frontage with pathway leading to front door.

Rear Garden

A good sized rear garden to rear and side with patio and astroturfed area, further decked seating area. Covered seated area ideal for BBQ's.

Garden Room

15' 8" x 10' 8" (4.78m x 3.25m) Timber construction garden room.

Double Garage

20' 2" x 19' 8" (6.15m x 5.99m) Double garage with electric door, power and light.

Parking

Dropped kerb parking with space for up to four cars

Agents Note

The vendor informs us there is a service charge associated with this property of £205 every 6 months
We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

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