



9 Walnut Tree Way, Meppershall, SG17 5AB

Price Guide £465,000

A beautifully presented four bedroom, family home, located on a popular development within the highly sought after village of Meppershall. The property was built by Croudace homes less than five years ago and still has an additional five years NHBC warranty remaining. EPC band B.

Entrance Hall

Entrance door, window to side, radiator, doors to cloakroom and living room.

Cloakroom

White suite comprising of low level w.c, wash hand basin in vanity unit, radiator, window to side.

Lounge 16'8" x 12'0" (5.09 x 3.68)



Dual aspect with bay window to front and window to side, under stairs storage cupboard with light, two radiators, wood effect flooring, double opening doors to:-

Inner Hall

Stairs leading to first floor, radiator, opening into:-

Kitchen/Diner 15'4" x 12'3" (4.69 x 3.74)



A well fitted kitchen with a range of base and eye level units with roll top work surfaces, stainless steel sink unit with mixer tap, integrated appliances including double oven, gas hob, extractor hood, dishwasher, washing machine and fridge/freezer, cupboard housing wall mounted boiler, tiled floor, radiator, inset spotlights, door to side, French doors to garden window to rear.

Landing

Airing cupboard housing hot water tank and shelving, access to loft space. storage cupboard, doors to all first floor rooms.

Bedroom One 12'6" x 10'3" (3.82 x 3.14)



Window to front, radiator, fitted sliding door wardrobe, door to:-

En-suite shower room



White suite comprising of fully tiled shower cubicle, low level w.c and wash hand basin fitted in extensive range of vanity units, tiled floor, inset spotlights, window to rear.

Bedroom Two 15'4" x 9'9" (4.69 x 2.98)



Window to front, radiator.

Bedroom Three 11'5" x 8'1" (3.48 x 2.48)

Window to rear, radiator.

Bedroom Four 9'6" x 6'4" (2.91 x 1.95)

Window to rear, radiator.

Bathroom



White suite comprising of panel enclosed bath, with mixer tap and wall mounted shower attachment, glass shower screen, low level w.c, and wash hand basin in vanity unit, tiled floor, part tiled walls, window to rear. heated towel rail, inset spotlights,

Front Garden

Path leading to front door, block paved driveway leading to carport with double opening gates providing off road parking and access to the rear garden and garage.

Rear Garden

Fully enclosed garden with paved patio area, rest laid mainly to lawn, raised brick built flower beds, gated access to front.

Garage 19'10" x 9'9" (6.07 x 2.99)

Up and over door, power and light, eave storage space, personal door to garden.

Agents Notes

EPC band B.

Council Tax band D.

Mains electric, gas and water.

Service charge of £34.00 per calendar month.

The vendors have informed us that the service charge has never been increased during their ownership.

Solar panels are installed on the property.

Freehold.

Floor Plan

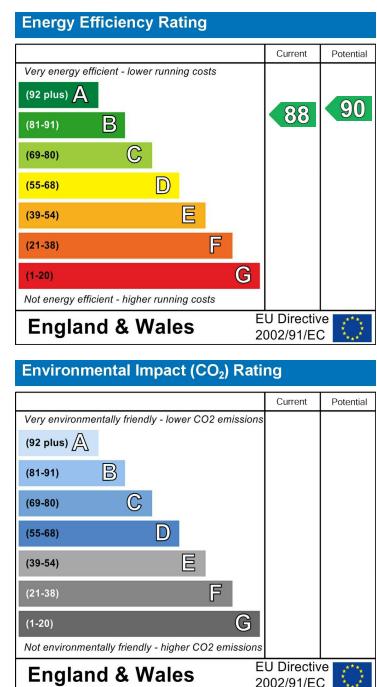


TOTAL FLOOR AREA: 1306 sq.ft. (121.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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