

2306 Wallingford Drive

Home Features

Located on a quiet cul-de-sac in beautiful Meadowcreek, this spacious 4-bedroom 2-bath home with 21x18 family room, formal dining room, breakfast area, roomy kitchen, inviting primary bedroom with en-suite bath and beautiful yard is waiting for you! Needs updating.

Home Features:

The entrance leads to the family room or left to the breakfast area, plus don't miss the entry closet with shelving and hanging rod.

Family room features a high, beamed ceiling, brick fireplace with gas logs and gas starter plus large windows and sliding door to enjoy the beautiful backyard view.

Great fireplace with wood mantel and hearth to enjoy those cold, winter evenings.

Louvered doors reveal a wonderful wet bar at the back of the family room.

The formal dining room is open to the family room and views the patio and backyard.

Light and bright breakfast area with two large windows viewing the side yard plus a window viewing the outside entrance to the front door.

You will love the sloped, beamed ceilings in both the family room and 16x15 primary bedroom, plus there's plenty of natural light from all of the windows and sliding doors.

Inviting primary bedroom features an en-suite bathroom with two vanities and two walk-in closets. It also has a separate toilet/tub area with its own sink and vanity, plus a handy storage cabinet above the toilet.

Off the primary bath is a large atrium area with many possibilities for landscaping and enjoyment.

The hall bath features a spacious vanity with sink plus separate toilet/tub area and linen cabinet.

Any cook will enjoy all the kitchen counterspace and ample cabinets, double ovens, roomy pantry, and the Bosch stainless steel dishwasher.



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The inside laundry room is located between the breakfast area and the door to the covered breezeway leading to the garage and features a storage closet plus built-in cabinets above the washer and dryer.

Flexible plan with 4 bedrooms. Use one as a study, den or exercise room if needed!

Easy access to attic storage from the hallway.

The backyard patio extends almost the full length of the home and is perfect for entertaining, plus don't miss the side yard on the left side of the house.

Two-car detached garage with garage door opener and attached cabinets and shelving.

Alarm system – Contact any monitoring company after closing.

Sprinkler system for easy yard maintenance.

Replaced AC and furnace (2019 and hot water heater (2016).

Great Location and More:

Easy access to Fort Bend Tollway, Highway 90, and Highway 6.

Close to shopping at Sugar Land Town Center and First Colony Mall, medical facilities, restaurants and entertainment.

Located just minutes away is the Quail Valley Golf Course and Bluebonnet Grille at Quail Valley City Centre in addition to Missouri City Recreation & Fitness Center (open 7 days a week).

Nearby parks offer green space and recreational activities that include fishing, sports, playgrounds and trails.

The following appliances can remain with the house: Amana refrigerator in the kitchen, and Maytag washer, Kenmore dryer and Amana refrigerator in the utility room.

This home has never flooded.

Exclusions: Murphy bed, workbench and shelving above the workbench + large wooden cabinet in the garage.

****Information is deemed to be correct
but should be independently verified for accuracy.*

