



41, Coneygate
Meppershall,
Bedfordshire, SG17 5GB
O.I.E.O £650,000

country
properties

This 4/5 bedroom modern detached property is a real credit to the current owners. This truly stylish home with the potential to utilise as annexe accomodation offers versatile and spacious accomodation.

The landscaped garden & summer house make the perfect entertaining space situated in the popular village of Meppershall close to local amenities & highly regarded schooling.

- 26ft stylish modern kitchen/breakfast room with large peninsular island and integrated appliances
- Separate lounge with wood burning stove
- 18ft Summer house/games room in the garden
- Set in the popular hilltop village of Meppershall with its many amenitites, bakers, convenience store/post office, community centre and bus links
- Two further reception rooms offering flexibility
- Re fitted stylish bathroom and en suite
- Potential annexe incorporating family room/bed 5, utility area and wet room
- A short drive to Arlesey station for direct rail link into London



GROUND FLOOR

Entrance Hall

Stairs rising to first floor with understairs storage cupboard. Radiator, ladder radiator. Polished porcelain tiled floor. Doors into cloakroom, kitchen/breakfast room and living room.

Cloakroom

Suite comprising low level flush wc and wash hand basin with vanity under and tiled splashbacks. Radiator. Polished porcelain tiled floor.

Living Room

19' 10" x 11' 6" (6.05m x 3.51m) Double glazed window to front. Polished porcelain tiled flooring. Two radiators. Inset wood burning stove. Opening into Dining Room.

Kitchen/Breakfast Room

26' 7" x 12' 9" (8.10m x 3.89m) Double glazed windows to front and rear fitted with wooden shutters. Re-fitted with a range of wall and base units with granite work surfaces and splashbacks. Inset stainless steel sink with instant hot water tap over. Large Penninsular island with wooden worksurface. Integral fridge freezer. Neff eye level double oven and Neff combi/oven microwave with 6 ring gas hob with integral extractor over. Neff coffee machine. Wine cooler. Open into Dining Room.

Dining Room

18' 8" x 11' 5" (5.69m x 3.48m) French doors opening onto rear garden. Wood effect flooring. Opening into living room/family room/bedroom 5.

Family Room/Bedroom 5

15' 11" x 8' 10" (4.85m x 2.69m) Double glazed door and window to rear. Electric heater. Polished porcelain tiled floor. Doors into shower room and utility room.

Utility Room

7' 9" x 6' 4" (2.36m x 1.93m) Obscure double glazed window to side. A range of wall and base units with tiled splashbacks. Inset stainless steel sink/drain unit. Space for American fridge freezer. Space for washing machine and tumble dryer. Polished porcelain tiled floor.

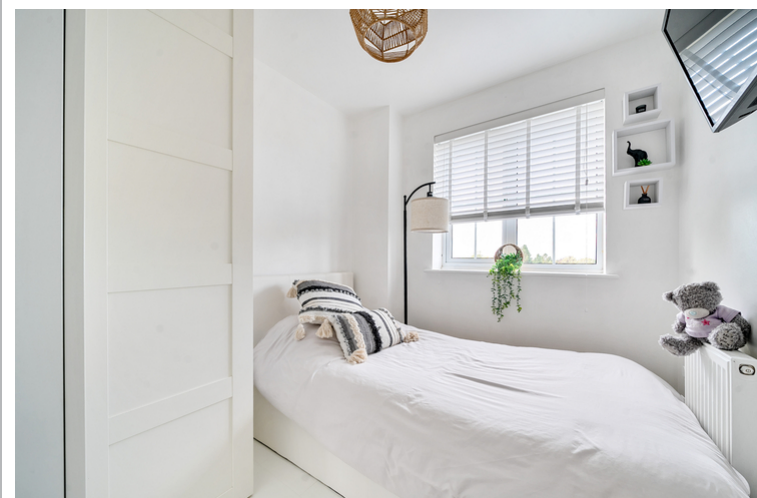
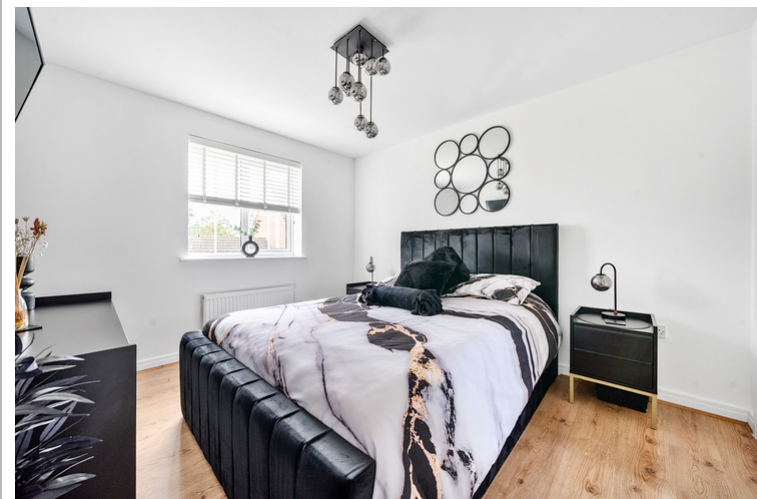
Shower/Wet Room

Obscure double glazed window to side. Re-fitted fully tiled with electric shower. Low level flush wc and wash hand basin with vanity under. Extractor fan. Heated towel rail.

FIRST FLOOR

Landing

Loft access. Airing cupboard with shelving. Doors into all rooms.



Bedroom 1

11' 7" x 9' 10" (3.53m x 3.00m) Double glazed window to front. Radiator. Built-in wardrobes. Door into en suite.

En-Suite Shower Room

Obscure double glazed window to rear. Re-fitted suite comprising shower cubicle, wash hand basin with vanity unit under and low level flush wc. Fully tiled. Tiled flooring. Heated towel rail.

Bedroom 2

11' 9" x 8' 7" (3.58m x 2.62m) Double glazed window to front. Radiator. Wood effect flooring. Built-in double wardrobe. Door into en-suite.

En-Suite

Re-fitted suite comprising shower cubicle, low level flush wc and wash hand basin with vanity under. Fully tiled. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom 3

11' 1" x 8' 4" (3.38m x 2.54m) Double glazed window to rear. Wood effect flooring. Built-in wardrobe. Radiator.

Bedroom 4

7' 9" x 7' 8" (2.36m x 2.34m) Double glazed window to rear. Radiator. Wood effect flooring.



Bathroom

Obscure double glazed window to rear. Re-fitted three piece bathroom suite comprising free standing bath, wash hand basin with vanity under and low level flush wc. Fully tiled. Heated towel rail.

OUTSIDE

Front Garden

Paved pathway to front door with lawn area.

Rear Garden

Split level garden with large raised paved patio with hot tub (available via separate negotiation). Artificial lawn area. Steps down to further paved patio area covered by gazebo (available via separate negotiation) and shingle borders. Access into timber games room/summerhouse. Gated access to front. Timber shed. Large store area to side aspect with door access to front and rear.

Summerhouse/Games Room

18' 7" x 11' 6" (5.66m x 3.51m) Fully insulated. Power points. Versatile space to suit buyers needs, potential home office.

Driveway

Providing off road parking for 2-3 cars.

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

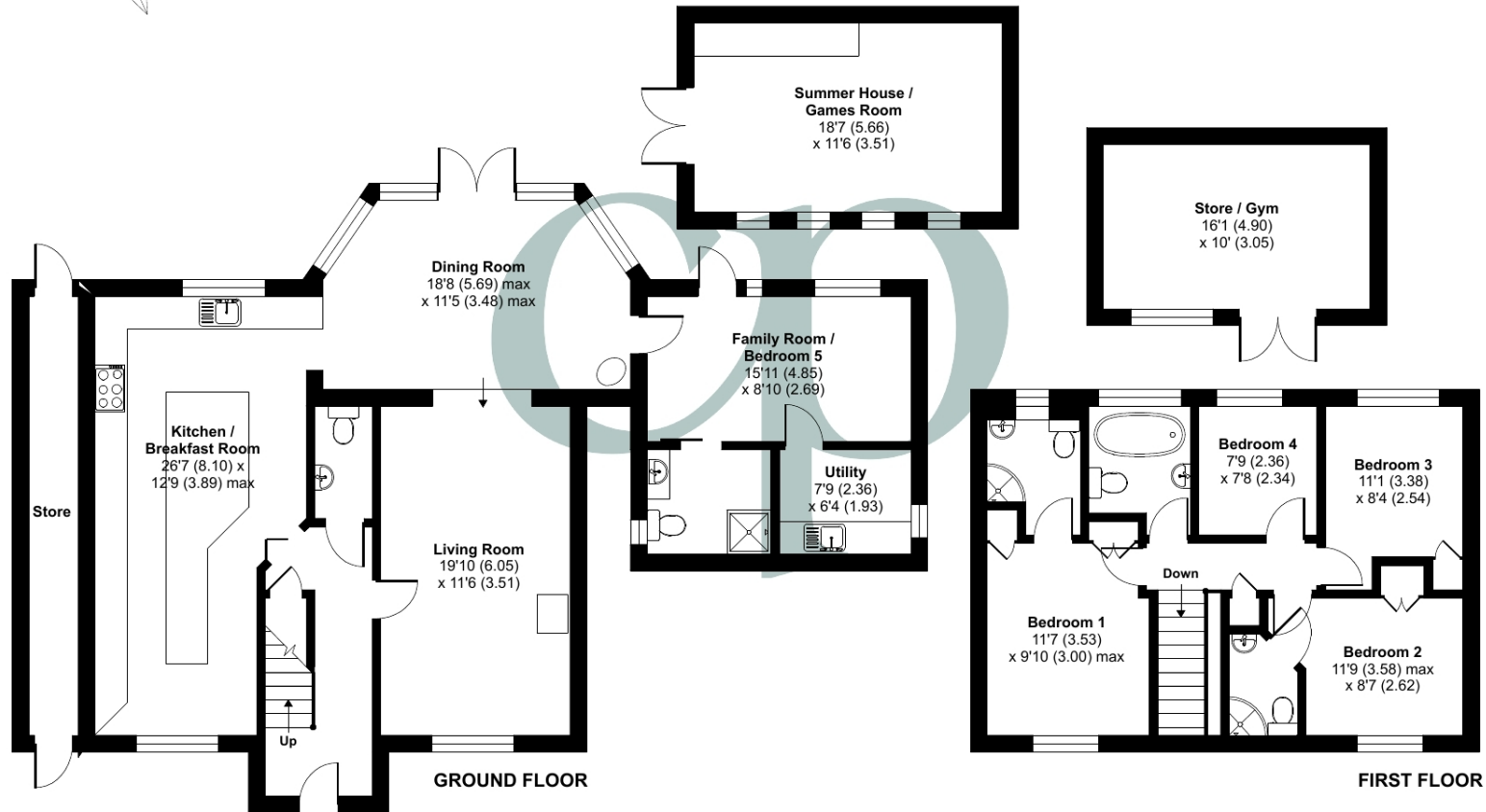






Approximate Area = 1845 sq ft / 171.4 sq m
Summer House = 214 sq ft / 19.9 sq m
Store / Gym = 161 sq ft / 15 sq m
Total = 2220 sq ft / 206.2 sq m

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 2024. Produced for Country Properties. REF: 1204191

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Viewing by appointment only

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