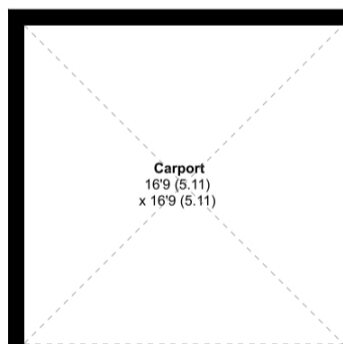
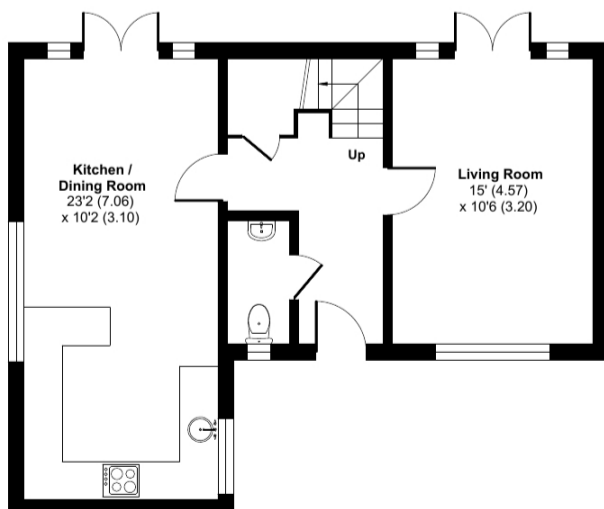




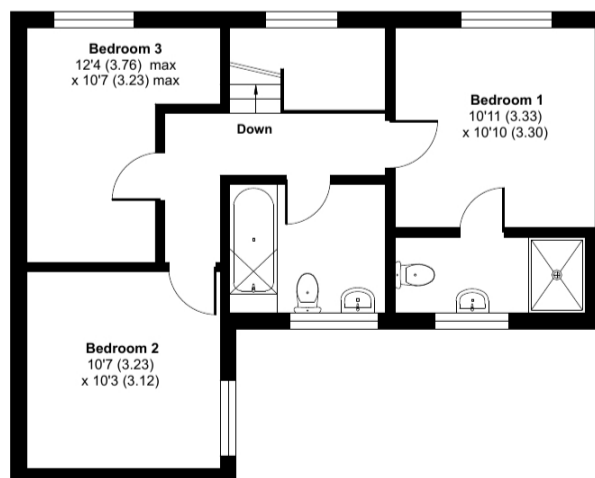
Approximate Area = 1067 sq ft / 99.1 sq m (excludes carport)  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 968626



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  
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www.country-properties.co.uk



Set on a corner plot in the popular village of Meppershall this nearly new detached home with 3 double bedrooms is offered in immaculate condition throughout and boasts a large sunny south westerly facing garden.

- NHBC 10 year builders guarantee from 2021
- Integrated kitchen/diner with granite work-surfaces
- South westerly facing rear garden
- Double carport with driveway parking for 4 cars
- Village amenities include bakers, post office, village pub, lower school and community centre
- Countryside walks on your doorstep

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Porcelain tiled flooring. Radiator. Doors into cloakroom, living room and kitchen/diner.

### Cloakroom

Suite comprising low level flush wc and wash hand basin with tiled splashback. Radiator. Extractor. Obscure double glazed window to front. Porcelain tiled flooring.

### Living Room

15' 0" x 10' 6" (4.57m x 3.20m) Double glazed window and french doors opening onto the rear garden. Radiator.

### Kitchen/Diner

23' 2" x 10' 2" (7.06m x 3.10m) A range of wall and base units with granite worksurfaces and upstands. Inset stainless steel sink with drainer and swan neck mixer tap over. Fitted electric oven and gas hob with glass splashback and stainless steel extractor hood over. Integrated dishwasher and washing machine. Space for American style fridge/freezer. Radiator. Breakfast bar. Wall mounted gas boiler enclosed in cupboard. Porcelain tiled flooring. Double glazed window and french doors opening onto the rear garden.

## FIRST FLOOR

### Landing

Access to half boarded loft space with ladder and light. Radiator. Doors into all rooms.



### Bedroom 1

10' 11" x 10' 10" (3.33m x 3.30m) Double glazed window to rear. Radiator. Door into:

### En-Suite Shower Room

Suite comprising shower cubicle, pedestal mounted wash hand basin and low level flush wc. Extractor. Shaver point. Partially tiled walls and ceramic tiled flooring. Obscure double glazed window to front.

### Bedroom 2

10' 7" x 10' 3" (3.23m x 3.12m) Double glazed window to side. Radiator.

### Bedroom 3

12' 4" x 10' 7" (3.76m x 3.23m) Double glazed window to rear. Radiator.

### Bathroom

Suite comprising panel enclosed bath with mains shower over and glass side screen, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls and ceramic tiled flooring. Heated towel rail. Extractor. Obscure double glazed window to front.

## OUTSIDE

### Front Garden

Paved pathway to front door. Feature shingled borders with shrubs and lighted bollard. Gated access to rear.

### Rear Garden

South westerly facing rear garden laid mainly to lawn with large paved patio area. Wall light. Gated access to front.

### Double Carport

Providing off road parking for 4 cars.

### AGENT NOTE:

The vendor informs us there is a service charge of approx £270 per year to cover the upkeep of the communal areas. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

