



# 22, Emery Croft

Meppershall,  
Bedfordshire, SG17 5ST  
**£415,000**

country  
properties

Built by Bovis Homes in 2021, this 3 bedroom semi detached home with a landscaped south westerly aspect rear garden and driveway parking for 1 car is situated on the edge of Meppershall with countryside walks on your doorstep.

- Integrated kitchen diner with French doors opening onto the rear garden
- Spacious 16ft dual aspect living room
- Main bedroom with en-suite shower room
- Driveway to side provides off road parking for 2 cars
- Village amenities include bakers, post office, village pub, lower school and community centre

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring. Doors into all rooms.

### Cloakroom

Suite comprising wc and pedestal wash hand basin with tiled splashback. Wood effect flooring. Radiator. Extractor. Obscure double glazed window to front.

### Kitchen/Dining Room

16' 2" (max) x 15' 8" (max) (4.93m x 4.78m) A range of wall and base units with complementary worksurfaces and upstands. Inset one & half bowl sink with drainer and swan neck mixer tap over. Fitted eye level double oven. Inset gas hob with glass splashback and stainless steel extractor hood over. Integrated fridge/freezer. Wall cupboard housing gas combination boiler. Wood effect flooring. Radiator. Two double glazed windows to front and french doors opening onto the rear garden.

### Living Room

16' 2" x 10' 10" (4.93m x 3.30m) Dual aspect room with double glazed window to front and french doors with sidelights, opening onto the rear garden. Radiator.

## FIRST FLOOR

### Landing

Access to insulated loft space. Double glazed window to rear. Doors to all bedrooms and family bathroom.



## Bedroom 1

13' 1" (max) x 11' 1" (max) (3.99m x 3.38m) Two double glazed windows to front. Built-in wardrobe. Radiator. Door into:

## En-Suite Shower Room

Three piece suite comprising double shower cubicle, wc and countertop wash hand basin with drawers below. Shaver point. Extractor. Partially tiled walls and wood effect flooring. Obscure double glazed window to rear.

## Bedroom 2

11' 0" x 9' 4" (3.35m x 2.84m) Double glazed window to rear. Radiator.

## Bedroom 3

15' 4" x 6' 6" (4.67m x 1.98m) Two double glazed windows to front. Radiator.

## Family Bathroom

Three piece suite comprising panel enclosed bath with shower over and glass side screen, wc and pedestal mounted wash hand basin. Radiator. Partially tiled walls and wood effect flooring. Obscure double glazed window to front.

## OUTSIDE

### Front Garden

Laid to lawn and shingled area with central paved pathway to front door. External light.

### Rear Garden

South westerly aspect landscaped rear garden laid mainly to lawn with large Italian porcelain paved patio area. External light. Shingled area with summer house. Fully enclosed with gated access onto paved parking area to the side.

### Parking

Block paved driveway providing off road parking for 1 car. Gated access to the rear garden.

### AGENT NOTE:

We understand there is a management company 'Dandy Wren Property Management' associated with this property with payments of approx £300 per annum - payable in 2 instalments in January & July.

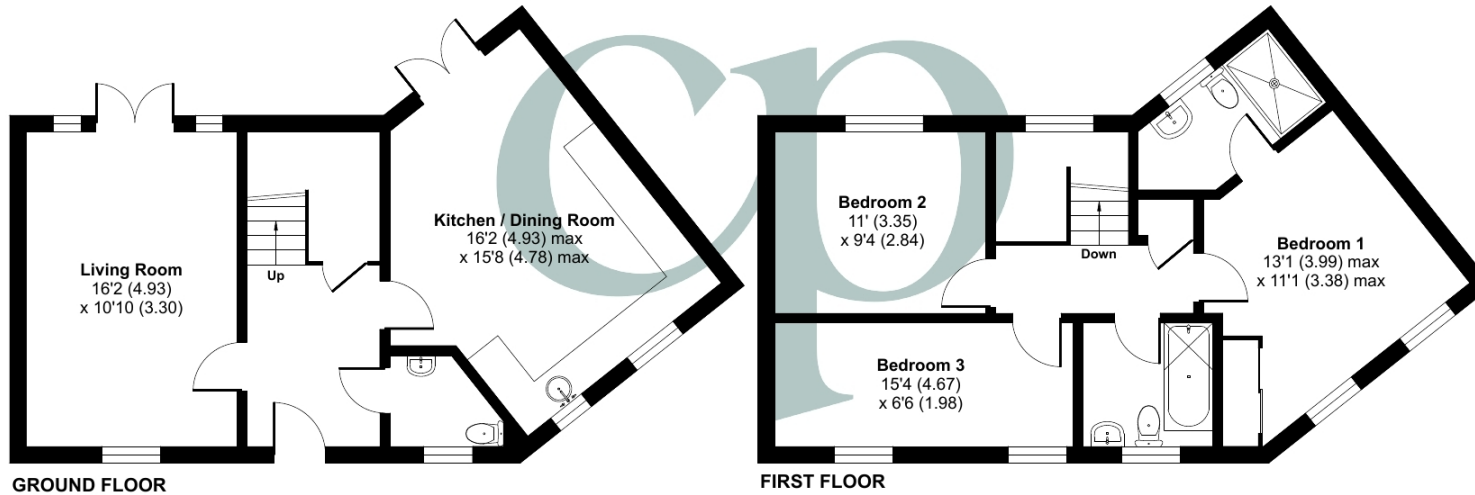
We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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



Approximate Area = 1078 sq ft / 100.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(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			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1082993

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

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