



89, Shefford Road

Meppershall,
Bedfordshire, SG17 5LL
£900,000

country
properties

An impressive 5 bedroom executive home offering over 2,400 sqft of stylish accommodation with the emphasis on modern family living. Located on the edge of the highly sought after village of Meppershall the property has a generous rear garden with stunning views over farmland and rolling countryside beyond.

- Viewing is a must to fully appreciate all this home has to offer!
- Separate study - ideal for those working from home
- Bedrooms 2 & 3 with Jack & Jill en-suite shower room
- Garage and driveway parking for several cars
- Impressive 27ft kitchen/dining/family room with atrium roof and two sets of bi-folding doors opening onto the rear garden
- Main bedroom with french doors opening to Juliet balcony with far reaching countryside views
- Energy efficient air source heat pump with underfloor heating
- Meppershall has its own bakery, public house, post office, general store, new community centre and lower school



GROUND FLOOR

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Tiled marble effect flooring with underfloor heating. Alarm control panel. Doors into study, living room, cloakroom and kitchen/dining/family room.

Cloakroom

Suite comprising low level wc and wash hand basin. Chrome heated towel rail. Extractor fan. Partially tiled walls. Demisting mirror. Tiled flooring with underfloor heating. Obscure double glazed window to side

Study

8' 8" x 6' 8" (2.64m x 2.03m) Double glazed window to front. Underfloor heating. Double glazed window to front.

Kitchen/Dining/Family Room

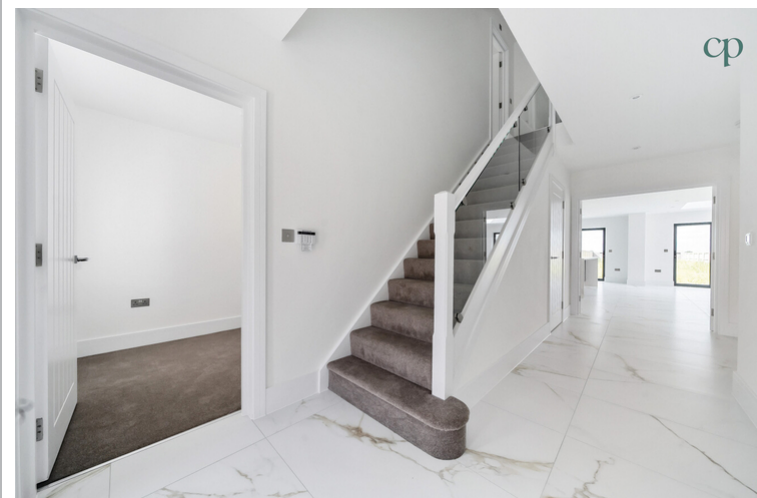
27' 0" (max) x 23' 0" (max) (8.23m x 7.01m) A range of wall and base units with quartz worksurface and upstands. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Two fitted Neff double ovens and combination grill. Integrated dishwasher and full height fridge and freezer. Central peninsular island with induction hob, two wine coolers, fitted cupboards and breakfast bar. Marble effect tiled flooring with underfloor heating. Integrated audio. Double glazed window to side. Atrium roof and two sets of bi-folding doors opening onto the rear garden. Door into:

Utility Room

A range of wall and base units with quartz worktop and upstands. Inset stainless steel sink with drainer and swan neck mixer tap over. Integrated washing machine. Tiled flooring with underfloor heating. Double glazed window and door to side, providing access to the front and rear.

Living Room

18' 2" (max) x 11' 11" (max) (5.54m x 3.63m) Double glazed window to front. Underfloor heating.



FIRST FLOOR

Landing

Stairs rising to second floor. Access to loft space. Airing cupboard housing hot water cylinder. Radiator. Double glazed window to front. Doors to all bedrooms and bathroom.

Bedroom 1

14' 2" (max) x 12' 3" (max) (4.32m x 3.73m)
Double glazed french doors opening to Juliet balcony with countryside views. Two contemporary radiators. Door into:

En-Suite Shower Room

Suite comprising double shower enclosure, low level wc and twin countertop wash hand basins with wall mounted mixer taps and vanity cupboards under. Fully tiled walls and tiled flooring. Heated towel rail. Extractor fan. Obscure double glazed window to side.

Bedroom 2

12' 10" x 11' 11" (3.91m x 3.63m) Double glazed window to front. Radiator. Door into:

Jack & Jill En-Suite

Suite comprising double shower enclosure, low level wc and twin countertop wash hand basins with wall mounted mixer taps and vanity cupboards under. Large demisting mirror. Heated towel rail. Obscure double glazed window to side.



Bedroom 3

12' 9" x 11' 11" (3.89m x 3.63m) Double glazed window to rear. Radiator. Door into Jack & Jill en-suite shower room.

Bedroom 4

11' 8" x 6' 10" (3.56m x 2.08m) Double glazed window to front. Radiator.

Family Bathroom

Three piece suite comprising double ended bath with central tap/shower attachment, low level wc, twin countertop wash hand basins with wall mounted mixer taps and vanity cupboards under. Chrome heated towel rail. Tiled walls and tiled flooring. Large demisting mirror. Obscure double glazed window to side.

SECOND FLOOR

Landing

Radiator. Velux window to side. Door into:

Bedroom 5

13' 9" (max) x 10' 1" (4.19m x 3.07m) Velux windows to side and rear. Radiator. Door into:

En-Suite

Suite comprising double shower enclosure, vanity wash hand basin and low level wc. Extractor fan. Demisting mirror. Heated towel rail. Velux window to side.

OUTSIDE

Front Garden

Large block paved driveway providing off road parking for numerous cars and access to garage. Shingled garden with central paved pathway to front door with storm porch over. Up/downlighter. Gated access to rear garden.

Rear Garden

Views over rolling countryside and laid mainly to lawn with paved patio area. Paved pathway with gated access to front. Cold water tap. Four up/downlighters.

Garage

Roller door to front with personal door to side.

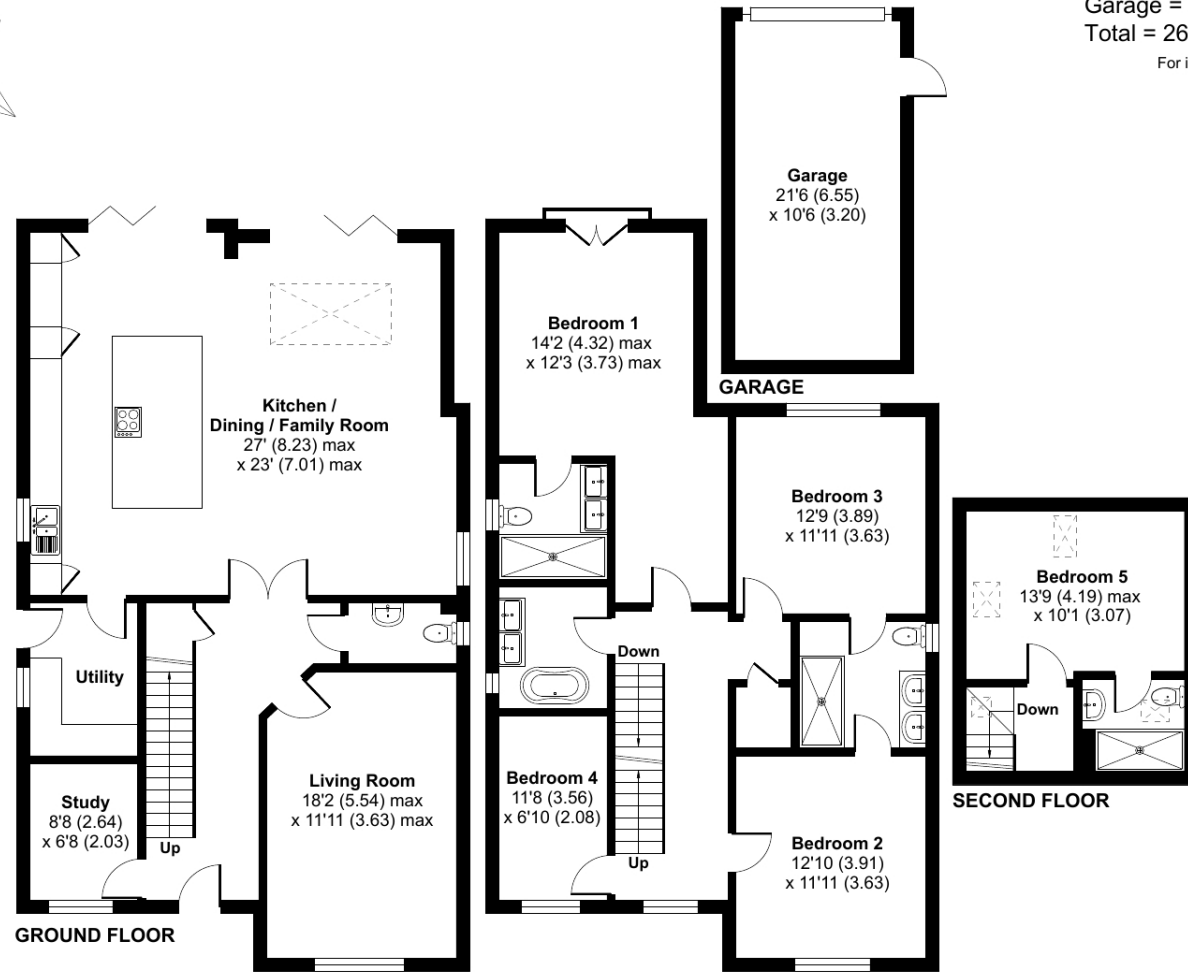
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES







Approximate Area = 2410 sq ft / 223.8 sq m
 Garage = 226 sq ft / 20.9 sq m
 Total = 2636 sq ft / 244.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1151330

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		85	89

England, Scotland & Wales

EU Directive 2002/91/EC

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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