



19, Coneygate

Meppershall,
Bedfordshire, SG17 5GB
£620,000

COUNTRY PROPERTIES
PART OF HUNTERS

Tucked at the end of a quiet cul de sac this five bedroom detached family home arranged over 3 floors is offered in superb condition throughout and boasts private enclosed sunny south facing garden with stunning views over open farmland.

- Two separate reception rooms
- Four first floor bedrooms with en-suite to bedroom 2
- South easterly facing rear garden backing onto farmland
- Lovely countryside walks nearby
- Top floor master bedroom suite with built in wardrobes and en suite
- Fully integrated kitchen with central island
- Karndean flooring throughout the ground floor
- Double garage and driveway parking for 3-4 cars
- Village amenities include post office, village pub, bakers and community centre



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with understairs storage cupboard. Radiator. Karndean flooring. Doors to living room, kitchen and cloakroom.

Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin with tiled splashbacks. Karndean flooring. Obscure double glazed window to front with fitted shutters.

Living Room

14' 9" x 12' 8" (4.50m x 3.86m) Two double glazed windows to front with fitted shutters. Three radiators. Karndean flooring. Feature gas fire with tiled chimney breast. Opening into:

Dining Room

11' 7" x 9' 0" (3.53m x 2.74m) Double glazed french doors with sidelights opening onto the rear garden with full height fitted shutters. Karndean flooring. Radiator. Door into:

Kitchen/Breakfast Room

13' 8" x 12' 7" (4.17m x 3.84m) A range of wall and base units with worksurfaces and upstands. Inset one & half bowl sink with drainer and swan neck mixer tap over. Space for range cooker with extractor hood over. Integrated fridge/freezer, dishwasher and washing machine. Island with breakfast bar and storage under. Vertical radiator. Karndean flooring. Double glazed window and door opening onto the rear garden.

FIRST FLOOR

Landing

Double glazed window on half landing with views over farmland and fitted shutters. Stairs rising to second floor accommodation. Radiator. Doors into bedrooms 2, 3, 4 and family bathroom.

Bedroom 2

12' 8" x 11' 5" (3.86m x 3.48m) Double glazed window to rear. Radiator. Built-in wardrobes. Door to:



En-Suite

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

Bedroom 3

12' 10" x 12' 8" (3.91m x 3.86m) Two double glazed windows to front with fitted shutters. Two radiator. Fitted wardrobes.

Bedroom 4

9' 0" x 6' 5" (2.74m x 1.96m) Double glazed window to rear with views over farmland. Radiator.

Bedroom 5

9' 0" x 6' 3" (2.74m x 1.91m) Double glazed window to front with fitted shutters. Radiator.

Bathroom

Suite comprising panel enclosed bath, pedestal mounted wash hand basin and low level flush wc. Partially tiled walls and Karndean flooring. Radiator. Obscure double glazed window to side with fitted shutters.



SECOND FLOOR

Landing

Double glazed window on half landing to side overlooking farmland with fitted shutters. Cupboard housing wall mounted Worcester Bosch gas boiler and shelving.

Master Bedroom

24' 5" x 22' 5" (7.44m x 6.83m) Dual aspect with double glazed window to front and two velux windows to rear with views over farmland. Two radiators. Fitted wardrobes. Door into:

En-Suite Shower Room

Suite comprising shower cubicle, low level flush wc, pedestal wash hand basin. Partially tiled walls and Karndean flooring. Chrome heated towel rail. Obscure double glazed window to front.

OUTSIDE

Rear Garden

South easterly facing garden laid to lawn with large paved patio area and raised well stocked flower/shrub borders. Composite decked patio area. Views over farmland to the rear. Further side garden with stone and railway sleepers. Cold water tap. Gated access to front.

Front Garden

Laid mainly to lawn with paved pathway to front door with flower/shrub borders. Driveway to side providing off road parking for 3-4 cars and access to garage.

Double Garage

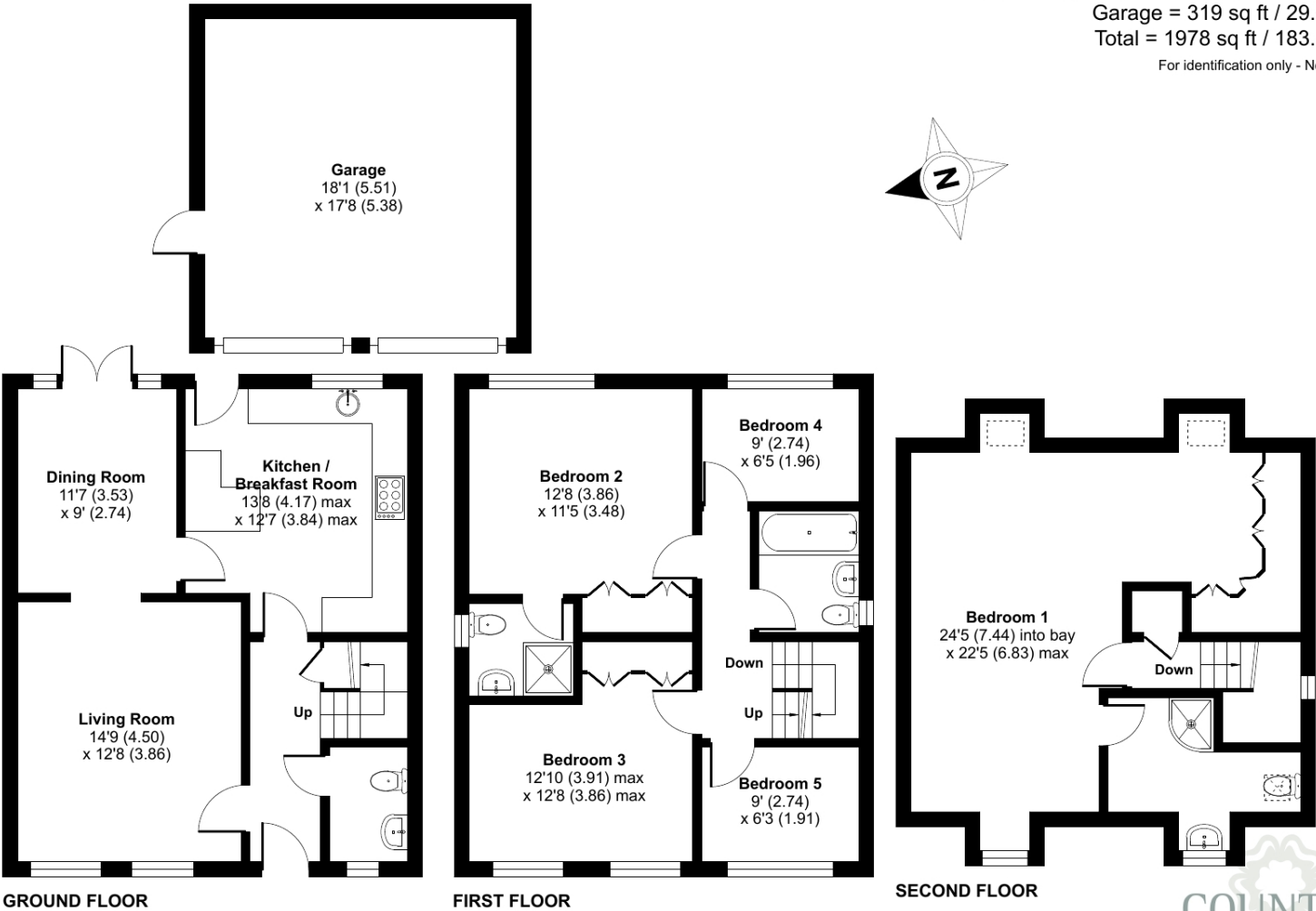
Up & over doors with power/light connected. Roof storage area.

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

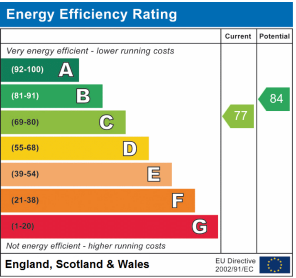




Approximate Area = 1659 sq ft / 154.1 sq m
Garage = 319 sq ft / 29.6 sq m
Total = 1978 sq ft / 183.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Country Properties. REF: 943120



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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