



Fildyke Road, Meppershall, Shefford, Bedfordshire. SG17 5LT





## 4 Bedroom Detached House

### Guide Price £875,000 Freehold

SEPTEMBER SPECTACULAR - Step inside this glorious four bedroom detached privately enclosed property in the lovely village of Meppershall. With features including a 30ft kitchen/dining room, a 25ft plus lounge this home is the perfect family FOREVER HOME.

- Four bedroom detached
- Landscaped rear garden
- Ground floor study
- Triple garage
- Master bedroom with balcony & en-suite
- Gated private driveway
- Open plan kitchen/dining room
- Quiet village location
- Highly rated schooling
- EPC rating D. Council tax band G

## **Ground Floor**

### **Entrance Hall:**

Entrance porch with radiator and dual aspect leading to entrance hall. Oak flooring with stairs leading to first floor with galleried landing. Doors to all ground floor rooms.

### **Living Room:**

Abt. 25' 4" x 15' 10" (7.72m x 4.83m) Oak flooring with dual aspect from front to rear. Wood burner fireplace with timber mantelpiece. Radiator. Wall light.

### **Kitchen/Dining Room:**

Abt. 30' 6" x 17' 3" (9.30m x 5.26m) Light and airy dual aspect family space. Range of fitted worktops with oak finish. Island with seating and a hanging light fitting. Currently houses a six seater table and sofa. Access into garden. TV point. Skylight. Tiled flooring.

### **Home Office/Study:**

Abt. 17' 3" x 13' 0" (5.26m x 3.96m) Dual aspect. Solid oak door. Victorian style timber fireplace. Wood effect flooring. Radiator.

### **Utility Room:**

Abt. 11' 7" x 5' 9" (3.53m x 1.75m) Variety of wall and base units. Stainless steel sink. Plumbing for appliances. Radiator. Tiled flooring. Door leading to rear garden.

## **Downstairs Cloakroom:**

Two piece suite comprising low level flush wc and wash hand basin. Tiled flooring. Radiator.

## **First Floor**

### **Galleried Landing:**

Dual aspect windows. Doors to all bedrooms. Carpet as fitted. Radiator. Chandelier over the stairs.

### **Master Bedroom:**

Abt. 16' 7" x 15' 10" (5.05m x 4.83m) Stunning balcony overlooking the rear garden. Carpet as fitted. Radiator. Solid oak door. Hanging light fitting. Door to:

### **En-Suite:**

Four piece suite comprising corner shower with glass door, bathtub with shower attachment, low level wc and hand wash basin. Wood effect flooring. Storage cupboard with mirrored doors. Tiled walls. Extractor fan.

### **Bedroom Two:**

Abt. 11' 5" x 11' 3" (3.48m x 3.43m) Dual aspect bedroom. Fitted wardrobe. Solid oak door. Carpet as fitted. Radiator.

### **Bedroom Three:**

Abt. 11' 3" x 10' 0" (3.43m x 3.05m) Window to front aspect. Fitted wardrobe. Solid oak door. Carpet as fitted. Radiator.

**Bedroom Four:**

Abt. 8' 4" x 8' 0" (2.54m x 2.44m) Window to rear aspect. Carpet as fitted. Radiator.

**Family Bathroom:**

Three piece suite comprising corner shower cubicle with sliding door, low level wc and wash hand basin. Window to rear aspect. Wood effect flooring. Extractor fan.

**Outside****Front Garden:**

Brick wall with iron gate from road to the property. Victorian style lamppost. Side access to parking and garages. Plants and shrubs with steps to front door.

**Rear Garden:**

Large open rear garden with steps down to the lawn and planted area. Seated patio area. Access to garage and parking. Side access to front.

**Triple Garage:**

Multi purpose garage with 2/3 being used as music and games rooms. Power and light. Internet connection. Potential for annex conversion.

**Agents Note:**

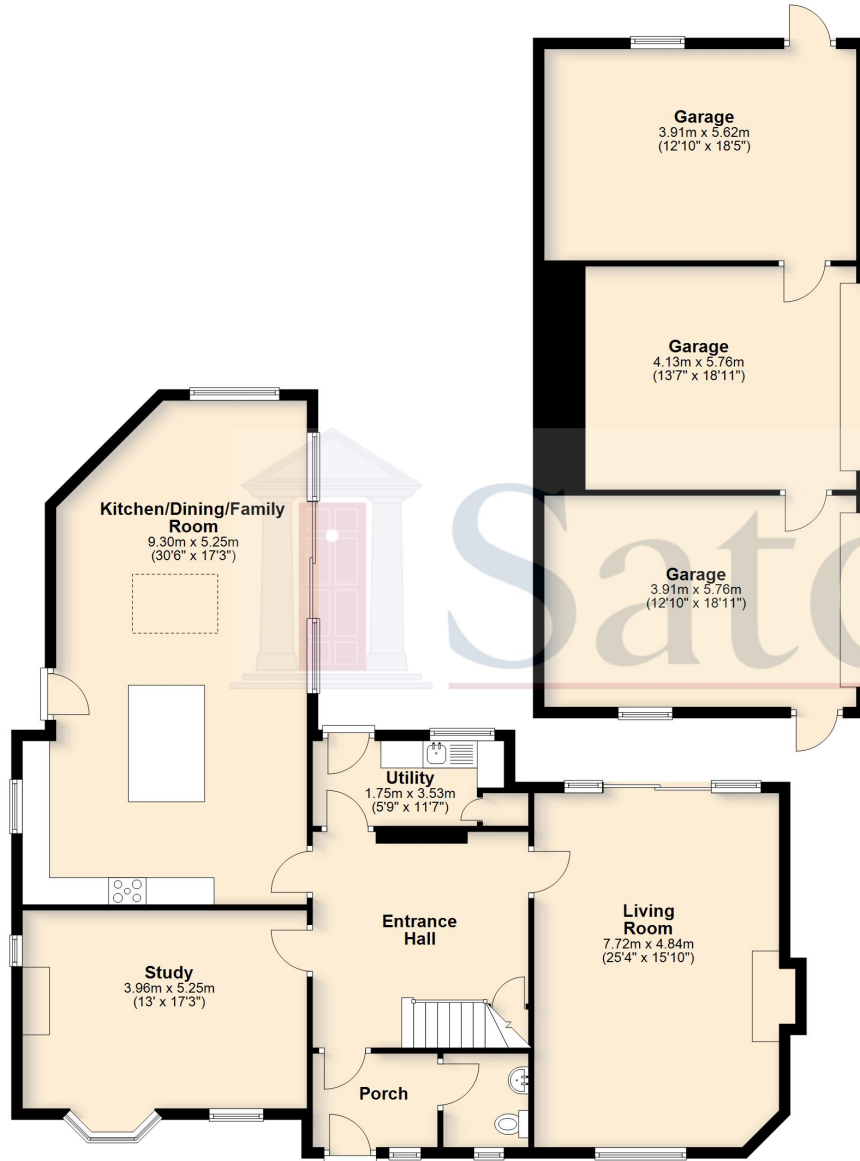
Draft particulars yet to be approved by the vendor and may be subject to change.



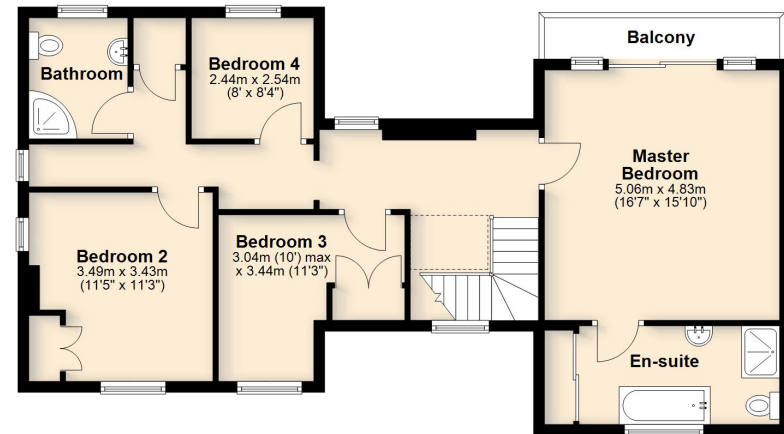


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.