



Coneygate, Meppershall, Shefford, Bedfordshire. SG17 5GB







## 5 Bedroom Detached House

### Guide Price £565,000 Freehold

Set within the Village of Meppershall overlooking the stunning countryside is this very unique five-bedroom detached property set over three floors. Modernised throughout, this property sits in a quiet cul-de-sac location and could be seen as the forever family home.

- Five double bedrooms with three en-suites
- Stunning views over countryside
- Cul-de-sac location
- Open plan living/dining area
- South-easterly facing rear garden
- Popular area for families with play park in the estate
- Onwards chain complete
- EPC rating C. Council tax band F

**Ground Floor:****Kitchen/Breakfast Room:**

Abt. 14' 11" x 11' 1" (4.55m x 3.38m) Mixture of wall and base units with Red splash back tiling and sink wash basin overlooking garden. Entrance to utility room which houses boiler and range of appliances. Also provides access to outside.

**Lounge Area:**

Abt. 18' 1" x 10' 2" (5.51m x 3.10m) Wooden flooring through out downstairs with electric fireplace feature. Double doors leading to outside rear garden. Radiator.

**Dining Area:**

Part of the garage conversion which now houses the main dining area, continuing with the same wooden flooring as the lounge. Skylight and radiator.

**First Floor:****Bedroom One:**

Abt. 12' 3" x 10' 4" (3.73m x 3.15m) Built-in wardrobe, radiator, dual aspect double glazed windows to side and front.

**Bedroom Two:**

Abt. 10' 7" x 8' 3" (3.23m x 2.51m) Carpeted with built-in double wardrobe, radiator, double glazed window. Entrance to shower en-suite room.

**Bedroom Three:**

Abt. 11' 0" x 8' 3" (3.35m x 2.51m) Carpeted with radiator and double-glazed window.

**Family Bathroom:**

Four-piece bathroom suite including shower, fitted corner bath tub, low level flush WC and sink wash basin.

**Second Floor:****Bedroom Four:**

Abt. 16' 4" x 10' 5" (4.98m x 3.17m) Dual aspect room with carpet laid and fitted wardrobes. En-suite shower room with shower, low level flush WC and sink wash basin.

**Bedroom Five:**

Abt. 20' 0" x 8' 1" (6.10m x 2.46m) Dual aspect laid to carpet with storage above.

**Additional Information:****Agents Note:**

Draft details yet to be approved by the vendor and maybe subject to change.



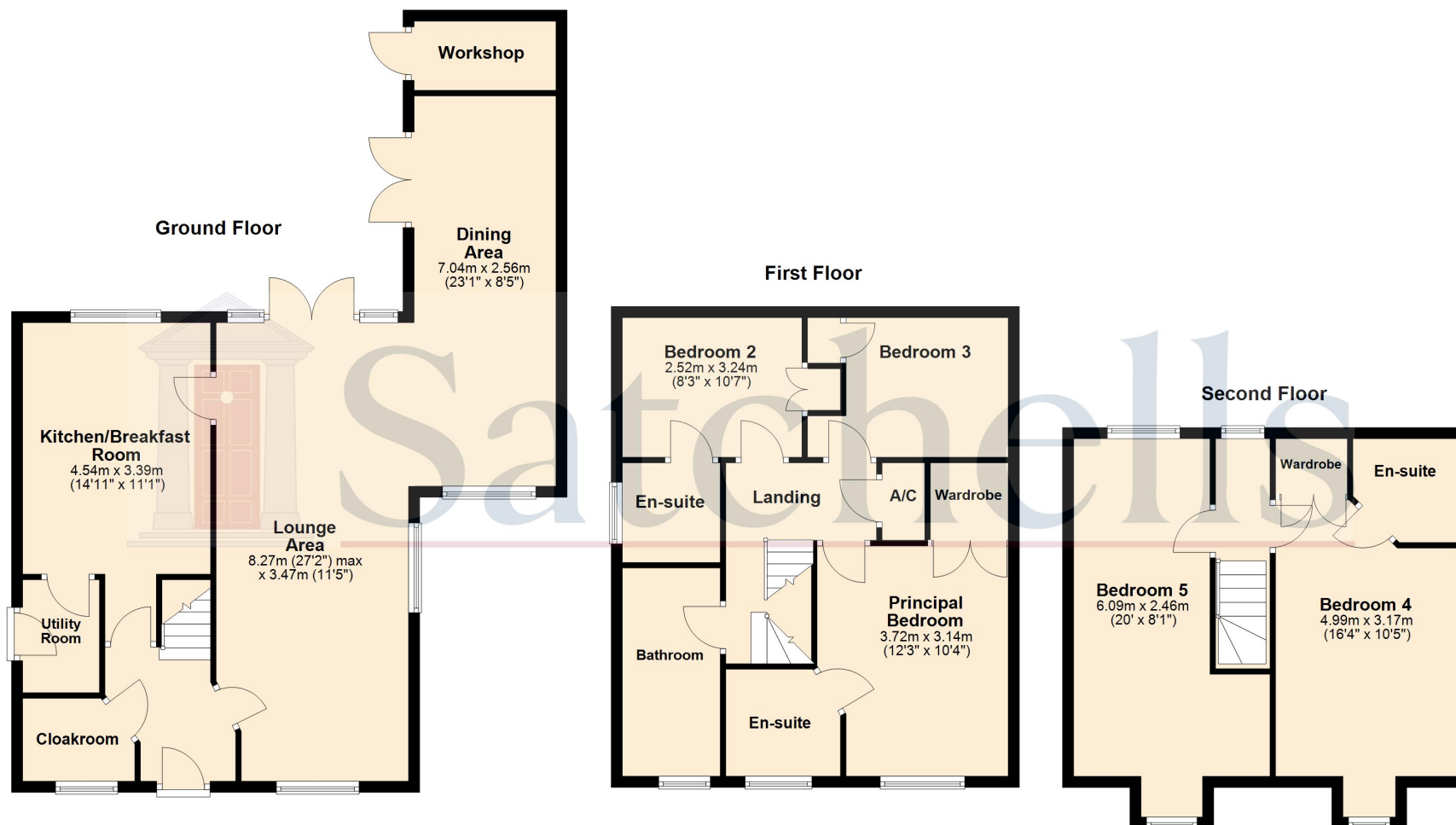




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For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.