



2b, Crackle Hill Road

Meppershall, Shefford,
Bedfordshire, SG17 5LR

O.I.E.O £325,000

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properties

Set in a small cul de sac this 3 bedroom semi-detached home is offered with NO UPWARD CHAIN and is well presented throughout. OPEN HOUSE VIEWINGS (by appointment ONLY)
SATURDAY 21st September - 12.00 to 14.00

- Offered with NO UPWARD CHAIN
- Master bedroom with en-suite and built in wardrobe
- Single garage with power and light
- Paved driveway provides ample off road parking
- Countryside walks on your doorstep
- Well presented throughout

Entrance Hall

Stairs rising to first floor. Radiator. Ceramic tiled flooring. Doors into living room and cloakroom.

Cloakroom

Low level WC. Pedestal wash hand basin with tiled splashback. Radiator. Ceramic tiled flooring. Obscure double glazed window to front. Extractor fan.

Kitchen/ Dining Room

15' 1" x 8' 9" (4.60m x 2.67m) Kitchen with a range of wall and base units and roll edge worksurfaces over. Tiled splashbacks. Inset one and a half stainless steel sink and drainer unit with swan neck mixer tap over. Built in electric oven and grill and gas hob with extractor hood over. Integrated dishwasher. Integrated fridge freezer. Ceramic tiled flooring. Double glazed window to rear. Dining area with double glazed patio doors onto conservatory.

Living Room

15' 0" max x 11' 7" max (4.57m max x 3.53m max) Double glazed window to front. Radiator. Three wall lights. Understairs storage cupboard. Open plan to kitchen/dining room.



Conservatory

8' 0" x 7' 8" (2.44m x 2.34m) UPVC double glazed on brick base with glass roof and double doors onto rear garden. Ceramic tiled flooring. Wall light.

FIRST FLOOR

Landing

Loft access to fully boarded loft with light via a ladder. Doors into all rooms.

Bedroom One

14' 9" max x 10' 11" max (4.50m max x 3.33m max) Master bedroom with two double glazed windows to front. Radiator. Built in wardrobe. Doors to En Suite.

En Suite

Shower cubicle. Low level WC. Pedestal wash hand basin. Ceramic tiled flooring. Radiator. Shaver point.

Bedroom Two

11' 8" x 8' 4" (3.56m x 2.54m) Double glazed window to rear. Radiator.

Bedroom Three

12' 9" max x 7' 8" max (3.89m max x 2.34m max) Velux window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with main shower over and folding glass shower screen, low level WC and pedestal wash hand basin. Ceramic tiled flooring. Radiator. Obscure double glazed window to rear. Airing cupboard housing hot water tank and shelving.

OUTSIDE

Front Garden

Paved drive providing off road parking for two to three cars. Brick retaining wall with laurel hedge to side. Service light.

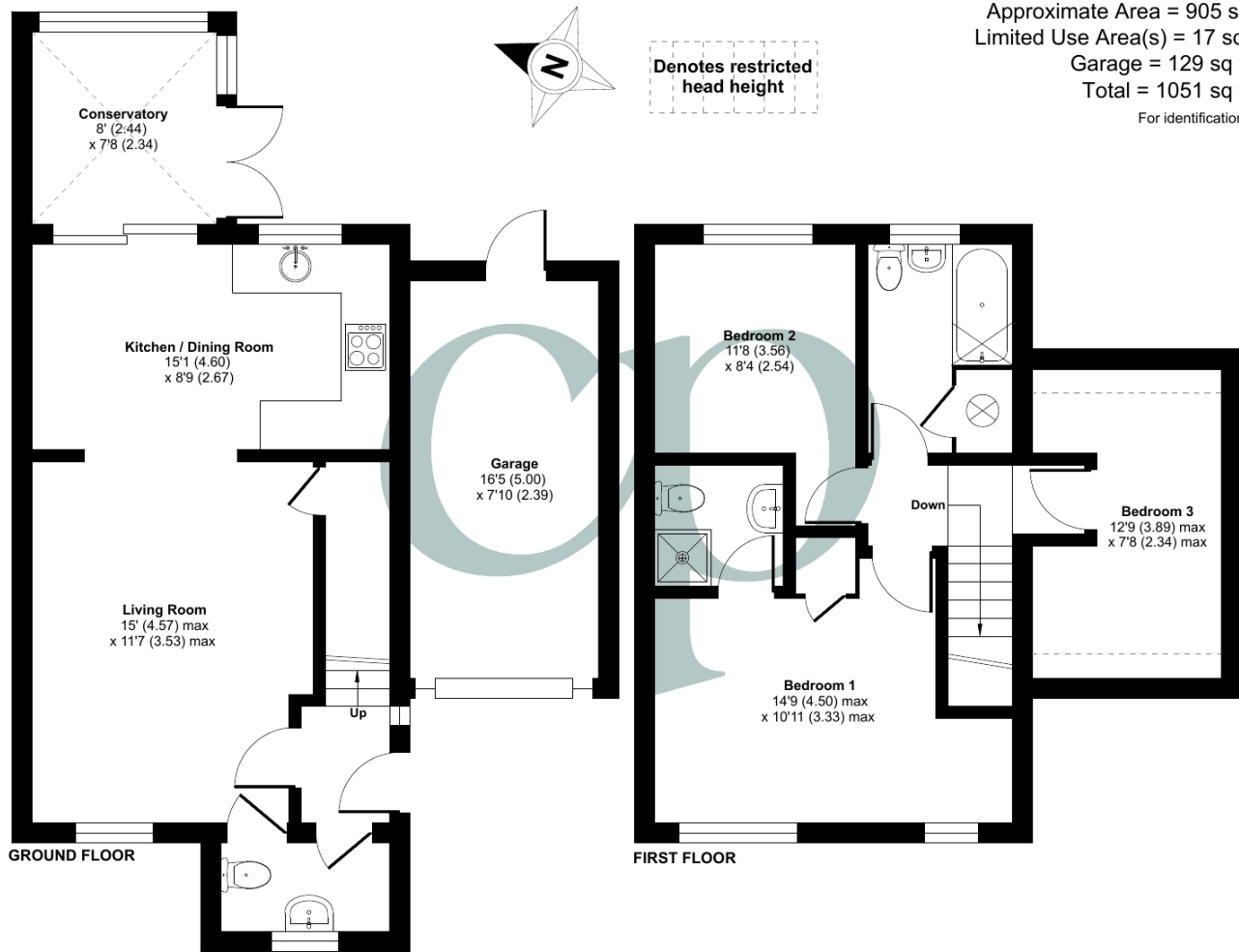
Rear Garden

Low maintenance fully paved garden. Inset garden pond. Service light. External water tap. Door to garage. Gated access to front.

Garage

16' 5" x 7' 10" (5.00m x 2.39m) Up and over door. Power and light. Wall mounted gas boiler.





Approximate Area = 905 sq ft / 84 sq m
 Limited Use Area(s) = 17 sq ft / 1.5 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 1051 sq ft / 97.4 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). © nichecom 2024. Produced for Country Properties. REF: 1183115

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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