



107, High Street

Meppershall,
Bedfordshire, SG17 5LZ

Offers in Excess of: £500,000

country
properties

This well presented four bedroom detached home with a double garage offers flexible space for a growing family.

The property is situated in the popular village of Meppershall close to local amenities, highly regarded schooling and countryside walks.

- Two large separate reception rooms plus useful study and conservatory
- Double garage with remote controlled door
- Ample off road parking to front
- Master bedroom with fitted bedroom furniture and en suite
- Private well stocked rear garden
- Just a stroll to Church of England lower school, bakers, post office/local shop and community centre



GROUND FLOOR

Entrance Porch

Double glazed on brick base with ceramic tiled flooring, door into:

Entrance Hall

Stairs rising to first floor. Storage cupboard. Wood effect flooring. Two radiators. Doors into all rooms.

Study

11' 9" x 7' 6" (3.58m x 2.29m) Double glazed window to front. Radiator. Two obscure glazed windows to living room and window to entrance hall.

Cloakroom

Suite comprising low level wc and wash hand basin. Tiled splash back. Radiator. Obscure double glazed window to side.

Kitchen

11' 2" x 10' 4" (3.40m x 3.15m) A range of wall and base units with complementary work surfaces and tiled splash backs. Inset one & half bowl sink with drainer and mixer tap over. Space and plumbing for dishwasher. Integrated fridge. Fitted eye level electric double oven. Inset gas hob with concealed extractor over. Amtico flooring. Radiator. Wall mounted gas boiler. Double glazed window to rear. Opening to:

Utility Room

7' 3" x 6' 10" (2.21m x 2.08m) A range of wall and base units with complementary work surfaces and tiled splash backs. Inset stainless steel sink with drainer and mixer tap over. Space for fridge freezer. Space and plumbing for washing machine. Amtico flooring. Obscure double glazed window and door to side provides access to the rear garden.

Dining Room

13' 6" x 8' 5" (4.11m x 2.57m) Double glazed doors opening into the conservatory. Radiator.

Conservatory

9' 1" x 8' 9" (2.77m x 2.67m) Double glazed conservatory on brick base with french doors opening onto the rear garden. Ceramic tiled floor. Radiator.

Living Room

18' 0" x 11' 9" (5.49m x 3.58m) Triple glazed french doors with sidelights, opening onto the rear garden. Feature exposed brick wall with remote control coal effect gas fire inset and tiled hearth. Two radiators.

FIRST FLOOR

Landing

Access to insulated loft space. Double glazed window to front. Airing cupboard housing hot water tank. Doors into all rooms.



Bedroom 1

13' 6" x 11' 3" (4.11m x 3.43m) A range of fitted wardrobes including drawer units, bedside cabinets and over bed storage. Radiator. Double glazed window to rear. Door into:

En Suite Shower Room

Suite comprising low level wc, corner shower cubicle with 'Aqualisa' shower with remote button and wash hand basin. Radiator. Partially tiled walls. Obscure double glazed window to side.

Bedroom 2

13' 4" x 11' 6" (4.06m x 3.51m) A range of fitted wardrobes. Radiator. Double glazed window to rear.

Bedroom 3

9' 9" x 8' 5" (2.97m x 2.57m) Double glazed window to front. Radiator.

Bedroom 4

10' 3" x 7' 8" (3.12m x 2.34m) Double glazed window to rear. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with telephone shower attachment, low level wc and wash hand basin with vanity cupboard under. Partially tiled walls. Radiator. Obscure double glazed window to front.



OUTSIDE

Front Garden

Block paved driveway providing off road parking, leading to the double garage. Security light. Large shingled area with planted flowers and shrubs, enclosed with brick wall to the front. Gated access to rear garden.

Rear Garden

Private rear garden laid to lawn with flower & shrub borders. Paved patio area with steps down to further paved area. Water tap, security light and power points. Gated access to front.

Double Garage

16' 11" x 16' 8" (5.16m x 5.08m) Remote controlled roller door. Window to side. Power & light connected. Water tap.

AGENT NOTE:

There are solar panels with this property. The vendor informs us they are owned and pay for the household electricity, the vendor also receives money back from the grid.

The brook to the rear is owned and maintained by the farmer of the adjoining land - John Cooper.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

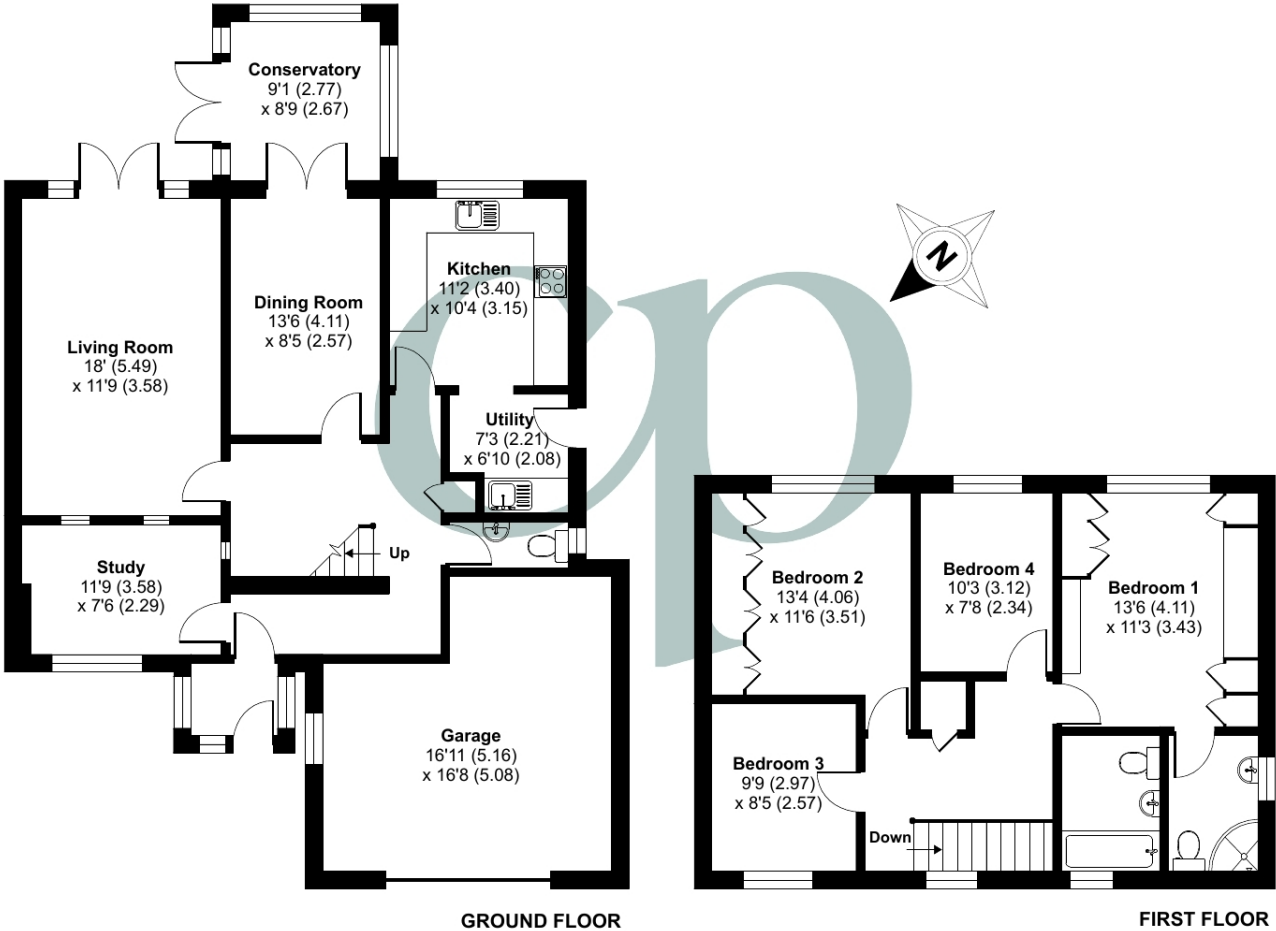
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 1585 sq ft / 147.2 sq m (Excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Country Properties. REF: 1090963

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	81

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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