



34, Coneygate

Meppershall,
Bedfordshire, SG17 5GB

O.I.E.O £650,000

country
properties

A beautifully presented five-bedroom detached home offering exceptional space and versatility, ideally positioned at the end of a peaceful cul-de-sac of similar properties. This impressive property is located in the sought-after hilltop village of Meppershall within close proximity to highly regarded schools, a range of village amenities, and excellent transport links. Both Hitchin and Arlesey are just a short drive away, providing convenient rail connections into London.

- A great family home offering versatile space throughout
- Five bedrooms
- Generous south facing rear garden - perfect for a family and outdoor entertaining
- A short stroll to village amenities including public house, post office, bakers, Budgens, Community Centre and highly regarded schooling
- Quiet cul de sac in this popular hilltop village
- Three en suites & family bathroom
- Tandem garage with power and light with driveway parking for 2 cars
- Separate dining/family room



Ground Floor

Entrance

Via composite door into:

Entrance Hall

Stairs rising to first floor with understairs storage cupboard. Radiator. Karndean flooring. Doors to lounge, cloakroom, kitchen/breakfast room and dining room.

Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin. Tiled splashbacks. Karndean flooring. Obscure double glazed window to rear.

Lounge

19' 9" x 11' 6" (6.02m x 3.51m) Dual aspect room with double glazed window to front and French doors with wing windows opening onto rear garden. Coal effect gas fire with timber surround and marble hearth. Two radiators.

Kitchen/Breakfast Room

13' 8" x 13' 0" (4.17m x 3.96m) A range of Shaker style wall and base units with Peninsular island with granite worksurface and seating. Granite worksurfaces with upstands and high gloss brick effect tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Space for gas Range cooker with stainless steel extractor hood over. Integrated dishwasher. Space and plumbing for washing machine. Space for tumble dryer. Space for American style fridge freezer. Ceramic tiled flooring. Cupboard housing wall mounted gas boiler. Radiator. Double glazed window to rear. Double glazed part glazed door opening onto rear garden.

Dining Room

12' 8" x 9' 5" (3.86m x 2.87m) Double glazed window to front. Radiator.

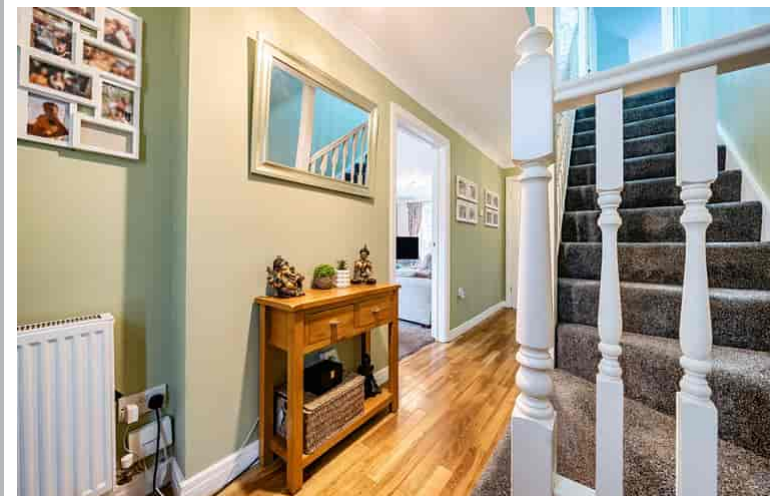
First Floor

Landing

Stairs rising to second floor. Radiator. Doors into Bedroom 1, bedrooms 2, 3 and family bathroom.

Bedroom 1

12' 0" x 11' 5" (3.66m x 3.48m) Double glazed window to front. Radiator. Built in wardrobes. Door into:



En-suite Shower Room

Three piece suite comprising double shower cubicle, low level flush WC and wash hand basin with drawer units under. Fully tiled walls and high gloss tiled floor with underfloor heating. Shaver point. Chrome heated towel rail. Extractor fan. Obscure double glazed window to rear.

Bedroom 2

13' 7" x 12' 11" (4.14m x 3.94m) Double glazed window to rear. Access to loft space. Built in wardrobes. Radiator. Door into:

En-suite

Three piece suite comprising shower cubicle. Pedestal mounted wash and low level WC. Tiled splashbacks. Radiator. Obscure double glazed window to side.

Bedroom 3

13' 2" x 9' 9" (4.01m x 2.97m) Double glazed window to front. Radiator. Built in wardrobes.

Family Bathroom

Three piece suite comprising panel enclosed bath with telephone style shower attachment. Pedestal wash hand basin and low level WC. Tiled splashbacks. Shaver point. Extractor fan. Obscure double glazed window to rear.

Second Floor

Second Floor Landing

Velux window to rear. Airing cupboard. Doors to bedrooms 4 & 5.



Bedroom 4

17' 1" x 8' 10" (5.21m x 2.69m) Double glazed window to front. Radiator. Built in wardrobe. Door into:

En-suite Shower Room

Three piece suite comprising shower cubicle, low level WC and wash hand basin. Tiled splashbacks. Radiator. Extractor fan. Shaver point.

Bedroom 5

17' 5" x 10' 11" (5.31m x 3.33m) Double glazed window to front. Radiator. Storage cupboard.

Outside

Front Garden

Laid mainly to lawn with flower borders and paved pathway leading to front door. Pathway with slate border leads to gated access into rear garden.

Rear Garden

Laid mainly to lawn with large paved patio area and mature well stocked flower and shrub borders. Water tap. Garden shed (to remain). Personal door into garage.

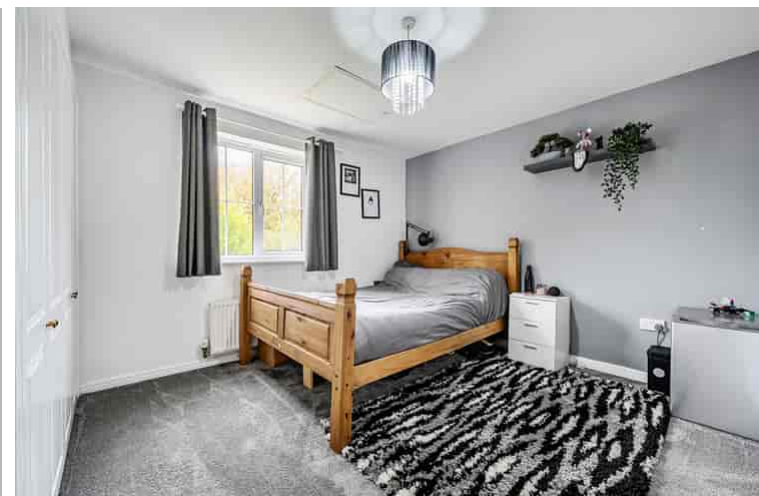
Tandem Garage

31' 6" x 9' 3" (9.60m x 2.82m) Up & over door fitted with power, light and eaves storage space. Driveway to front providing off road parking for 2 cars.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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







Approximate Area = 1788 sq ft / 166.1 sq m

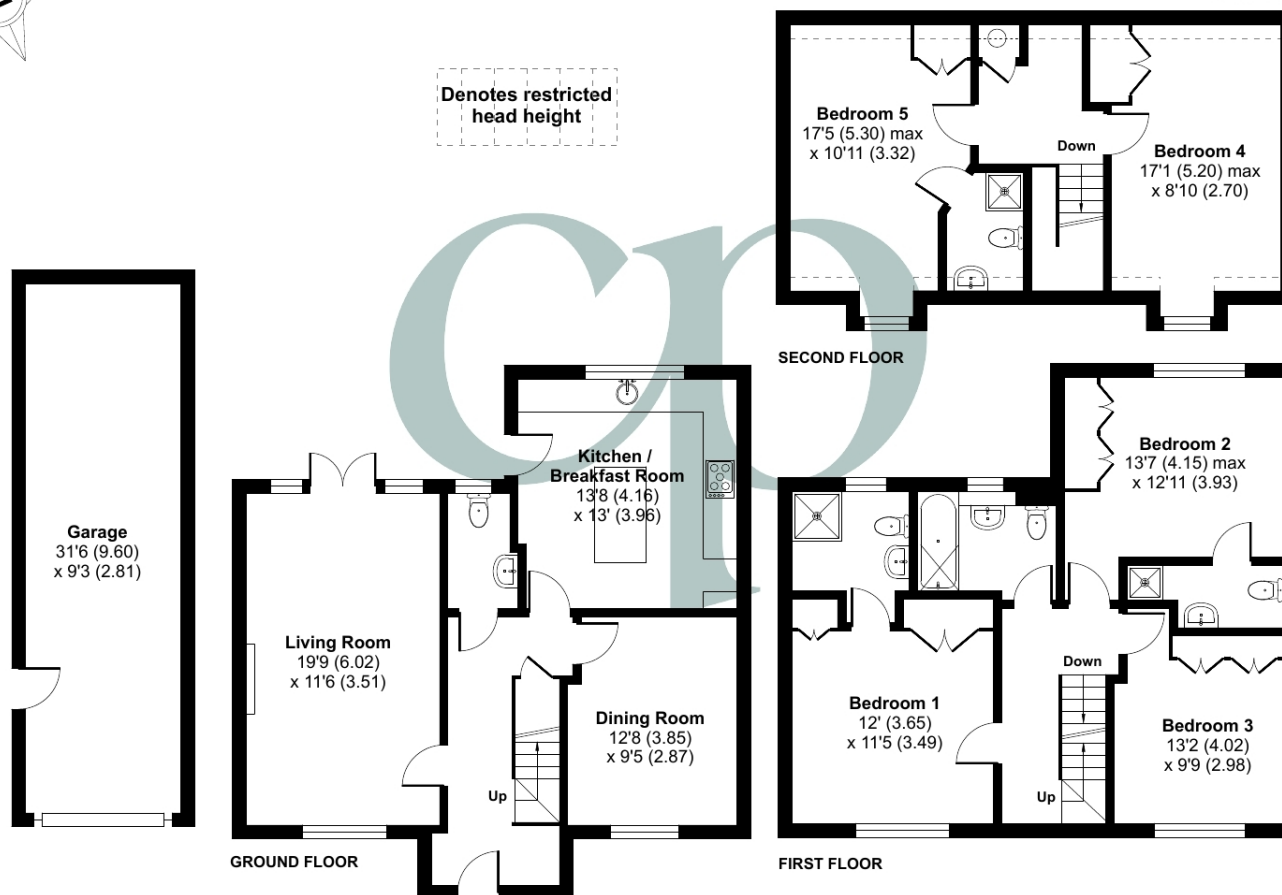
Limited Use Area(s) = 40 sq ft / 3.7 sq m

Garage = 290 sq ft / 26.9 sq m

Total = 2118 sq ft / 196.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Viewing by appointment only

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