



81b, Shefford Road

Meppershall,
Bedfordshire, SG17 5LL

Offers in Excess of: £585,000

COUNTRY PROPERTIES
PART OF HUNTERS

Built in 2020 this nearly new 4 bedroom detached home is tucked away off a private lane and boasts a high specification contemporary finish throughout.

- Underfloor heating to the ground floor
- Master bedroom with fitted wardrobes and en-suite bathroom
- Bi-folding doors opening onto the westerly facing rear garden with access to the home office
- 10 Year builders warranty with ICW
- Stylish fully integrated kitchen
- Air conditioning to bedrooms 1, 2, 3 and the living/dining/kitchen area
- Spacious 21ft home office with under floor heating and attached store accessed via a remote control roller door



GROUND FLOOR

Entrance Hall

L shaped room. Oak and glass staircase rising to first floor accommodation. Karndean flooring with underfloor heating. Alarm control panel. Double glazed window to front. Doors into cloakroom, utility room, kitchen/dining/family room, bedroom 1 and bedroom 4/study.

Cloakroom

Suite comprising low level flush wc and vanity wash hand basin with tiled splashback. Obscure double glazed window to side. Resin penny floor with underfloor heating.

Kitchen/Dining/Living Room

26' 5" (max) x 19' 1" (max) (8.05m x 5.82m) Karndean flooring with underfloor heating. Air conditioning unit. Integrated audio. Bi-folding doors opening onto the rear garden. Kitchen area with a range of wall and base units with quartz worktop and upstands. Inset one & half bowl stainless steel sink with swan neck mixer tap over. Fitted eye level double oven. Inset induction hob with quartz splashback and stainless steel extractor hood over. Integrated fridge/freezer, wine cooler, dishwasher and bin cupboard. Integrated audio. Double glazed window to front.

Utility Room

Wall and base units with quartz worktop and upstands. Inset stainless steel sink mixer tap and quartz drainer. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler enclosed in cupboard. Karndean flooring with underfloor heating. Door to side providing access to the front and rear.



Bedroom 1

12' 11" x 11' 7" (3.94m x 3.53m) Double glazed window to side. Fitted wardrobes. Underfloor heating. Air conditioning unit. Door into:

En-Suite Bathroom

Suite comprising double shower cubicle with 'Aqualisa' shower, vanity wash hand basin and low level flush wc. Fully tiled walls. Chrome heated towel rail. Ceramic tiled flooring with underfloor heating. Obscure double glazed window to rear.

Study/Bedroom 4

12' 10" x 7' 0" (3.91m x 2.13m) Double glazed window to front. Underfloor heating.

FIRST FLOOR

Landing

Eaves storage. Radiator. Airing cupboard housing hot water cylinder. Doors to both bedrooms and bathroom. Velux window to front.

Bedroom 2

13' 9" x 12' 11" (4.19m x 3.94m) Double glazed window to front. Radiator. Eaves storage. Air conditioning unit.



Bedroom 3

13' 8" x 12' 11" (4.17m x 3.94m) Double glazed window to front. Radiator. Eaves storage. Air conditioning unit.

Bathroom

Four piece suite comprising double ended bath, shower cubicle, low level flush wc and vanity wash hand basin. Partially tiled walls and ceramic tiled flooring. Chrome heated towel rail. Obscure double glazed window to front.

OUTSIDE

Front Garden

Paved garden with pathway to front door. Gated access to rear garden. Up & down lighters. Cold water tap. Paved driveway providing off road parking for 2-3 cars.

Rear Garden

Laid to artificial lawn with large paved patio area. Covered area with power & light connected and brick built bar area. Hot tub (available by separate negotiation). Up & down lighters. Steps down to home/office. Gated access to front and further gated access to driveway.

Home Office

21' 2" x 13' 1" (6.45m x 3.99m) Versatile space with vaulted ceiling, currently used as a golf simulator room (golf simulator could be available by separate negotiation). Power/light connected and up & down lighters. Underfloor heating. Storage area.

Store

13' 1" x 8' 0" (3.99m x 2.44m) Remote control roller door with eaves storage and power/light connected.

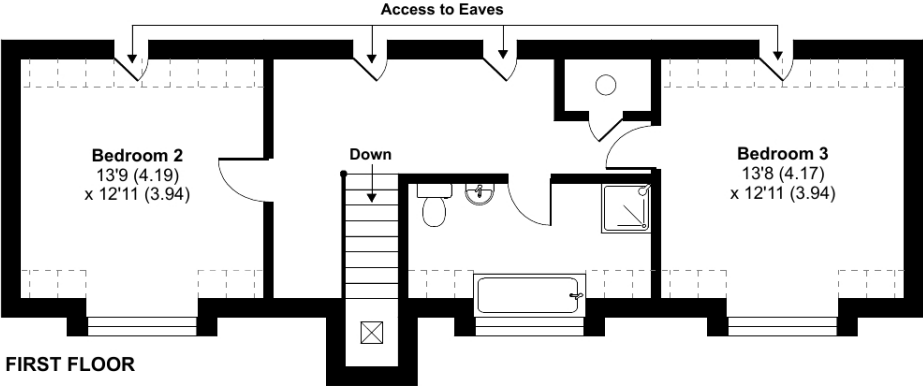
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



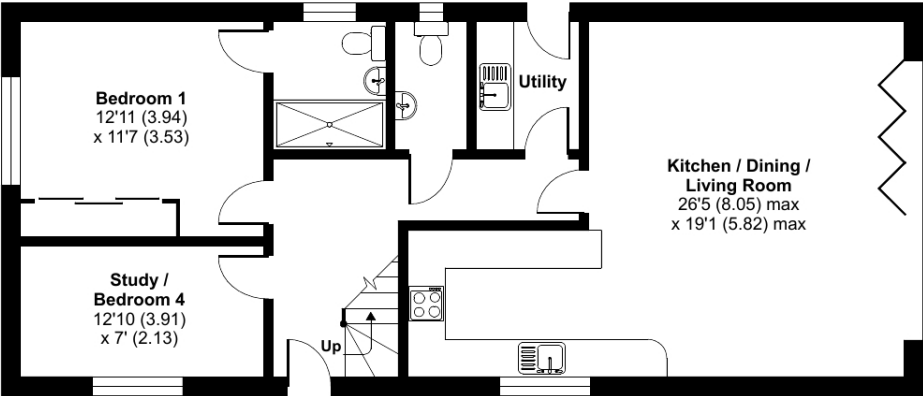


Approximate Area = 1456 sq ft / 135.3 sq m
Limited Use Area(s) = 69 sq ft / 6.4 sq m
Outbuilding = 380 sq ft / 35.3 sq m
Total = 1905 sq ft / 177 sq m

For identification only - Not to scale

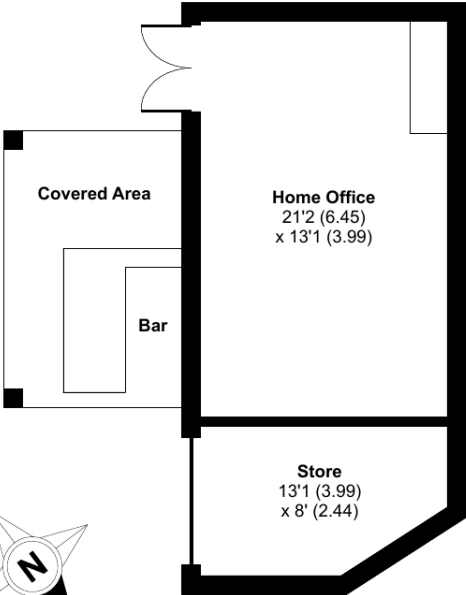


FIRST FLOOR

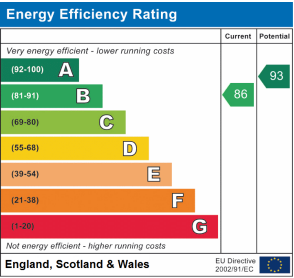


GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2022. Produced for Country Properties. REF: 925993



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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

