



# 4, Poppy Gardens

Meppershall,  
Bedfordshire, SG17 5TP  
£725,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS



This brand new detached property built to a high specification throughout is located on a private development in the sought after village of Meppershall with countryside walks on your doorstep.

- Three first floor bedrooms and ground floor study/4th bedroom
- Spacious kitchen/dining/family room with bi-folding doors opening onto the rear garden
- Stylish integrated kitchen with quartz worksurfaces
- Utility room and ground floor shower room
- Integrated audio system
- Detached garage with car charging point
- Offered with no upward chain

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation with understairs storage cupboard. Polished marble effect tiled flooring with underfloor heating. Doors into shower room, living room, study/bedroom 4 and kitchen/dining/family room.

### Shower Room

Suite comprising low level flush wc, vanity wash hand basin and shower cubicle with rainfall shower. Fully tiled walls and polished marble effect tiled flooring. Heated towel rail. Radiator.

### Living Room

17' 4" x 14' 11" (5.28m x 4.55m) Double glazed walk-in bay window plus further double glazed window to front. Radiator. Integrated audio. Underfloor heating.

### Study/Bedroom 4

10' 10" x 9' 7" (3.30m x 2.92m) Double glazed window to front. Underfloor heating.

### Kitchen/Dining/Family Room

33' 1" x 16' 1" (10.08m x 4.90m) A range of wall and base units with quartz worktop and upstands. Inset one & half bowl stainless steel sink and drainer unit with swan neck mixer tap over. Built-in eye level Neff double oven. Full height integrated fridge and freezer. Inset induction hob with extractor over. Two double glazed windows to rear. Marble effect polished tiled flooring. Integrated audio. Bi-folding doors opening onto the rear garden. Door into:

### Utility Room

A range of wall and base units with quartz worktop and upstands. Inset stainless steel sink with swan neck mixer tap over. Wall mounted boiler enclosed in cupboard. Double glazed window to side. Integrated washing machine. Polished marble effect tiled flooring.



## FIRST FLOOR

### Landing

Access to loft space. Radiator. Airing cupboard housing hot water cylinder. Storage cupboard. Doors into all rooms.

### Bedroom 1

16' 3" x 12' 10" (4.95m x 3.91m) Dual aspect with double glazed window to front and velux window to rear. Integrated audio. Radiator. Door into:

### En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and vanity wash hand basin. Demisting mirror. Chrome heated towel rail. Fully tiled walls and tiled flooring. Extractor. Obscure double glazed window to side.

### Bedroom 2

13' 2" x 11' 11" (4.01m x 3.63m) Double glazed window to front. Radiator.

### Bedroom 3

13' 2" x 10' 3" (4.01m x 3.12m) Velux window to side. Radiator.

### Family Bathroom

Suite comprising panel enclosed bath with rainfall shower and folding glass side screen, large vanity wash hand basin and low level flush wc. Chrome heated towel rail. Partially tiled walls and tiled flooring. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Laid to lawn with paved pathway to front door. Gated access to rear. Shingled borders and mature shrubs. Paved driveway providing off road parking for 3 cars.

### Rear Garden

Laid mainly to lawn with large paved patio area. Up/down light. Cold water tap.

### Garage

Remote control up and over with power/light. Personal door to side. Electric car charging point.

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



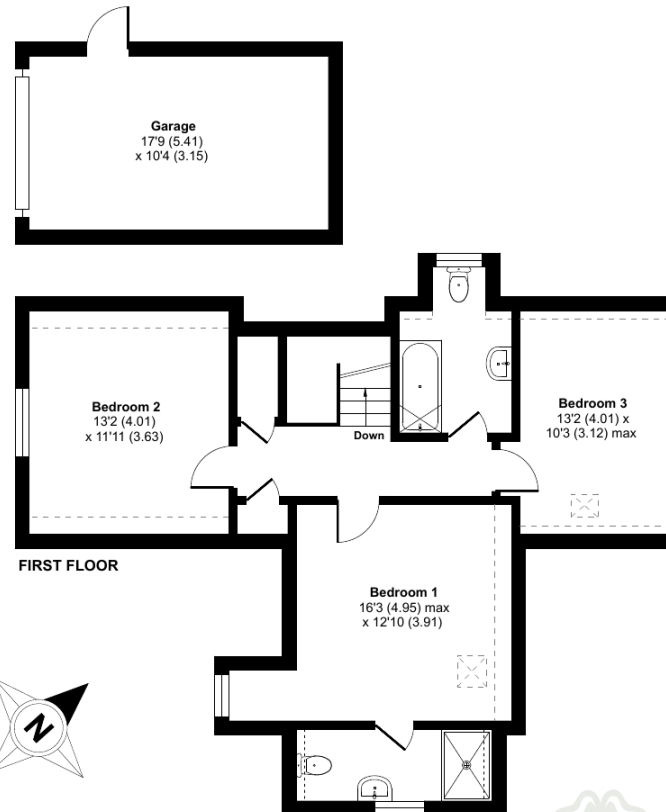
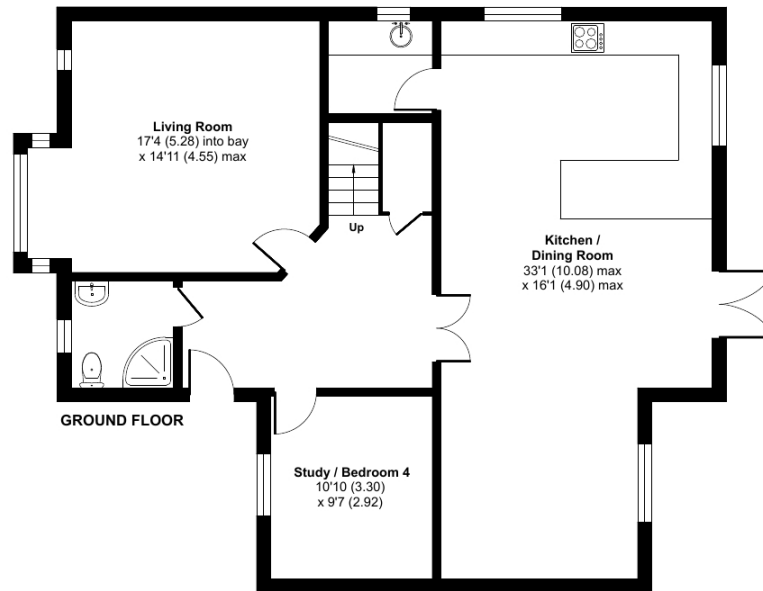
Approximate Area = 1941 sq ft / 180 sq m (includes garage)

Limited Use Area(s) = 75 sq ft / 7 sq m

Total = 2016 sq ft / 187 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Country Properties. REF: 855550

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## Viewing by appointment only

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