



# 4, Emery Croft

Meppershall,  
Bedfordshire, SG17 5ST  
£475,000

Built by Bovis Homes in 2021, this 3 bedroom detached home with carport and a southerly aspect rear garden is situated on the edge of Meppershall with countryside walks on your doorstep.

- Living room with french doors opening onto the rear garden
- Fully integrated kitchen/diner with double doors opening onto the rear garden
- Master bedroom with en-suite shower room
- Carport & driveway parking
- Built in 2021 with NHBC warranty remaining
- Village amenities include bakers, post office, convenience store, community centre, 'Sugar Loaf' pub and lower school

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation with understairs storage cupboard. Multi pane double glazed window to front. Radiator. Wood effect flooring. Doors into cloakroom, living room and kitchen/diner.

### Cloakroom

Suite comprising low level wc and pedestal wash hand basin. Partially tiled walls. Radiator. Extractor fan. Wood effect flooring.

### Living Room

16' 10" x 10' 5" (5.13m x 3.17m) Double glazed window to front. Two radiators. Double glazed french doors opening onto the rear garden.

### Kitchen/Diner

15' 7" x 14' 4" (4.75m x 4.37m) A range of wall and base units with quartz worksurfaces and upstands. Inset stainless steel sink with drainer and swan neck mixer tap over. Fitted electric Bosch oven. Inset induction hob with glass splashback and stainless steel extractor hood over. Integrated Bosch fridge/freezer, washing machine and dishwasher. Wood effect flooring. Radiator. Double glazed window to side and french doors with sidelights opening onto the rear garden,



## FIRST FLOOR

### Landing

Access to partially boarded loft space with ladder. Radiator. Large storage cupboard. Doors into all rooms.

### Bedroom 1

15' 8" x 11' 0" (4.78m x 3.35m) Dual aspect with double glazed multi pane windows to front and rear. Radiator. Fitted wardrobes. Door to:

### En-Suite Shower Room

Suite comprising double shower cubicle, pedestal wash hand basin and low level wc. Partially tiled walls. Chrome heated towel rail. Extractor fan. Shaver point. Tiled flooring.

### Bedroom 2

17' 0" x 8' 11" (5.18m x 2.72m) Dual aspect with multi pane double glazed windows to front and rear. Radiator.

### Bedroom 3

9' 0" x 8' 9" (2.74m x 2.67m) Double glazed multi pane window to front. Radiator.

### Family Bathroom

Suite comprising panel enclosed bath with mains shower over and glass side screen, pedestal wash hand basin and low level wc. Chrome heated towel rail. Ceramic tiled flooring. Extractor fan. Velux window to rear.

## OUTSIDE

### Rear Garden

Southerly aspect rear garden laid mainly to lawn with large paved patio area with well stocked flower/shrub borders. Up/down lighters. Mostly brick wall enclosed with gated access to car port and parking area.

### Carport

To the side of the property with driveway parking for 2 cars.

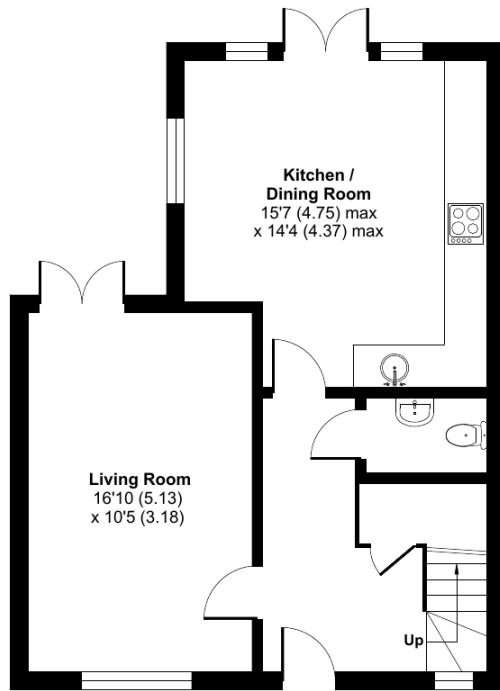
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 1107 sq ft / 102.8 sq m (excludes carport)

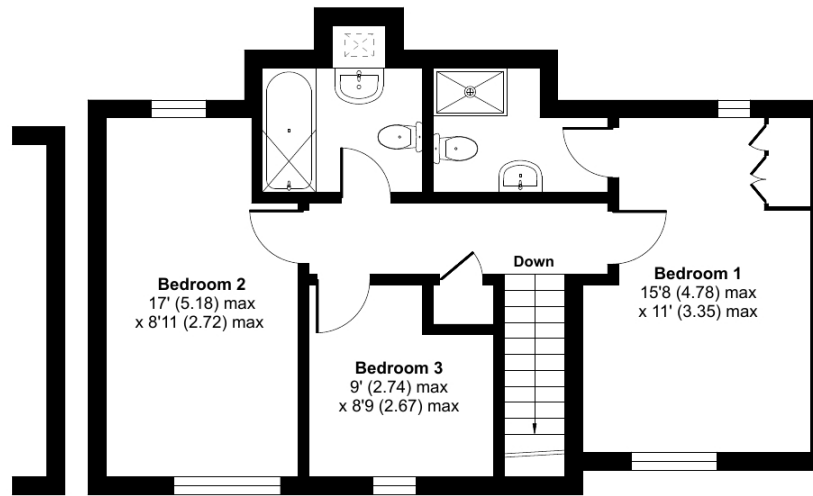
For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>93</b>
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



GROUND FLOOR

**Carport**  
15'8 (4.78) x 10'4 (3.15)



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1058855



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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