



28, Brookmead

Meppershall,
Bedfordshire, SG17 5SA
£495,000

COUNTRY PROPERTIES
PART OF HUNTERS

This spacious four double bedroom detached home is situated in a quiet cul-de-sac location with a southerly aspect rear garden and garage with driveway parking for three cars.

- Two spacious reception rooms
- Kitchen and separate utility room
- Living room with bi-folding doors opening to dining room
- Double glazed conservatory with french doors opening onto the rear garden
- Master bedroom with en-suite shower room
- Located on the edge of Meppershall with nearby countryside walks
- Village amenities include bakers, post office, village pub and community centre

Ground Floor

Entrance Porch

6' 8" x 6' 2" (2.03m x 1.88m) Glazed porch on brick base with door into entrance hall. Radiator.

Entrance Hall

Ceramic tiled flooring. Doors into living room and cloakroom.

Cloakroom

Low level flush wc and corner vanity wash hand basin with tiled splashback. Heated towel rail. Ceramic tiled flooring. Obscure double glazed window to front.

Living Room

20' 0" (max) x 15' 9" (max) (6.10m x 4.80m) Double glazed window to front. Radiator. Stairs rising to first floor accommodation with under stairs storage cupboard. Bi-folding doors opening into dining room.

Dining Room

18' 3" (max) x 11' 5" (max) (5.56m x 3.48m) Double glazed window to rear and patio doors opening into conservatory. Two radiators. Dado rail. Wood effect flooring. Door into kitchen.

Conservatory

8' 10" x 8' 1" (2.69m x 2.46m) Double glazed construction on brick built base with glass roof and double doors opening onto the rear garden. Ceramic tiled floor.

Kitchen

15' 4" (max) x 10' 0" (4.67m x 3.05m) A range of wall and base units with worksurfaces and complementary tiled splashbacks. Inset stainless steel one & half bowl sink with drainer and mixer tap over. Fitted Neff eye level double oven and grill. Inset gas hob with stainless steel extractor hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Breakfast bar. Ceramic tiled flooring. Double glazed window to rear. Bi-folding doors to:



Utility Room

6' 10" x 5' 2" (2.08m x 1.57m) A range of wall and base units with rolled edge work surface and tiled splashbacks. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Ceramic tiled flooring. Radiator. Wall mounted gas boiler. Door to side access.

First Floor

Landing

Obscure double glazed window to side on half landing. Access to partially boarded loft space with ladder & light. Doors to all rooms.

Bedroom 1

16' 8" (max) x 12' 4" (max) (5.08m x 3.76m) Dual aspect with double glazed windows to front and side. Radiator. Door into:

En-Suite Shower Room

Suite comprising shower cubicle, low level flush wc and pedestal wash hand basin. Partially tiled walls. Chrome heated towel rail. Obscure double glazed window to side.

Bedroom 2

18' 2" (max) x 9' 7" (5.54m x 2.92m) Double glazed window to rear. Radiator.

Shower Room

Suite comprising double shower cubicle and vanity wash hand basin. Partially tiled walls. Extractor fan.

Bedroom 3

10' 3" x 9' 11" (3.12m x 3.02m) Double glazed window to rear. Radiator. Wood effect flooring.

Bedroom 4

9' 10" x 9' 6" (3.00m x 2.90m) Double glazed window to front. Radiator.

Family Bathroom

Three piece suite comprising low level flush wc, pedestal mounted wash hand basin and panel enclosed bath with electric shower over and glass side screen. Partially tiled walls. Heated towel rail. Wood effect flooring. Obscure double glazed window to side .

Outside

Front Garden

Paved and shingled driveway providing off road parking for three cars. Gated access to rear garden.

Rear Garden

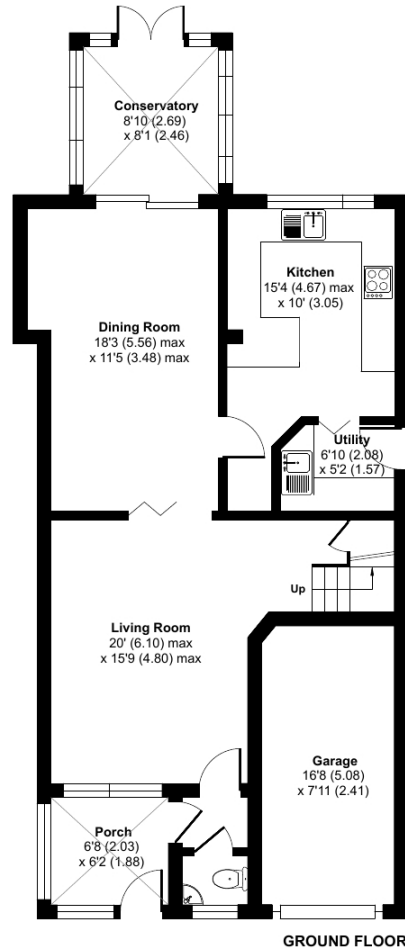
Paved patio area with steps up to raised lawn with flower/shrub borders. Timber shed to remain. Cold water tap. Two service lights. Gated access to front.

Garage

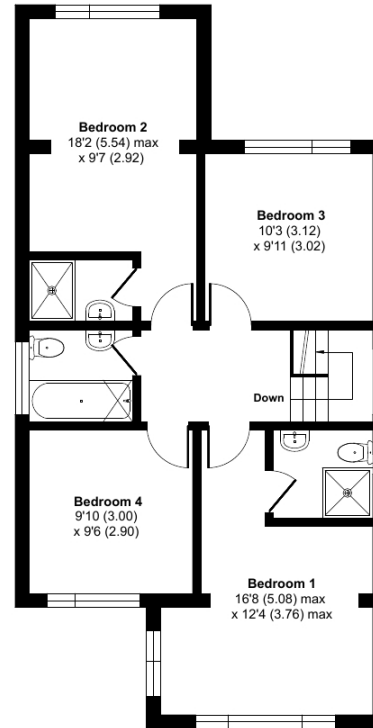
16' 8" x 7' 11" (5.08m x 2.41m) Up & over door with power and light connected.

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





GROUND FLOOR



FIRST FLOOR

Approximate Area = 1500 sq ft / 139.3 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1632 sq ft / 151.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	81
England, Scotland & Wales			
			EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 968654



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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