



The Dairy

2b, Rectory Road, Meppershall, Shefford,
Bedfordshire, SG17 5NB

£575,000

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Built in 2024 this stunning 4 bedroom detached home is offered in immaculate condition throughout and boasts a high specification, contemporary finish that is complemented by a well thought out individual design that is conducive to modern living.

- 16ft Insulated home office/study ideal for hybrid working from home or could be used to run a business from home
- 2 x off road parking spaces and EV car charging point
- Kitchen/Family/Dining room with full height bi-fold doors onto the rear garden providing perfect indoor/outdoor flow
- 19ft stylish Kitchen/Family/Dining room is a great space for both family living and entertaining
- Landscaped sunny south facing rear garden
- Feature skylight to landing with feature lighting
- Amazing presentation throughout - Just move in!



Ground Floor

Entrance Hallway

16' 11" x 11' 8" (5.16m x 3.56m) Stairs raising to first floor. Vertical radiator. LVT wood effect Herringbone style flooring. Under stairs storage cupboard. Vaulted ceiling with picture skylight. Full height fitted mirrors. Doors to living room, cloakroom and kitchen/diner.

Living Room

11' 0" x 10' 10" (3.35m x 3.30m) Double glazed window to front. Radiator. LVT wood effect Herringbone style flooring.

Cloakroom

Low level wc, concealed cistern, wash hand basin with tiled splashback. Tiled flooring. Radiator. Extractor fan.

Kitchen/Family/Dining Room

19' 2" x 16' 3" (5.84m x 4.95m) A range of wall and base units with quartz worksurfaces over and quartz upstands. Inset stainless steel sink unit with swan neck mix tap over with boiling hot water tap. Built-in Bosch eye level oven and grill. Integrated Bosch dishwasher. Integrated Bosch fridge and freezer. Central peninsular with quartz worksurfaces over. Inset Bosch hob with extractor hood over incorporating a breakfast bar, cupboard units and pan drawers. Vertical radiator. Bi-fold doors with fitted blinds onto rear garden. LVT wood effect Herringbone style flooring. Double doors into utility room.

Utility Room

Range of wall and base units with quartz worksurfaces over and quartz upstands. Inset stainless sink and drainer. Space and plumbing for washing machine. Space for freezer or tumble dryer. Wall mounted gas boiler enclosed in cupboard. Double glazed UPVC door to side giving access to front and rear. LVT wood effect Herringbone style flooring. Radiator.



First Floor

Landing

Feature skylight with feature ornate lighting. Loft access with pull down ladder and light to part boarded loft. Doors leading to all rooms. Storage cupboard with motion sensor light.

Bedroom 1

11' 4" x 11' 0" (3.45m x 3.35m) Double glazed window to rear. Radiator. Door to en-suite

En-suite

Double shower with rainfall head shower and glass side screen with soak away. Recessed shelf with feature lighting. Vanity wash hand basin with mixer tap. Concealed cistern wc. Tiled splashbacks. Fitted mirror. Extractor fan. Vertical radiator. Ceramic tiled flooring.

Bedroom 2

10' 11" x 9' 7" (3.33m x 2.92m) Double glazed window to front. Radiator.

Bedroom 3

9' 11" x 7' 9" (3.02m x 2.36m) Double glazed window to rear. Radiator. A range of fitted wardrobes, dressing table and wall units.



Bedroom 4

10' 0" x 7' 9" (3.05m x 2.36m) Double glazed window to front. Radiator.

Bathroom

Suite comprising bath fitted with wall mounted waterfall shower with glass side screen. Recess shelving with feature lighting. Enclosed cistern wc, vanity wash hand basin. Tiled splashbacks. Tiled flooring. Heated towel rail. Extractor fan. Obscure double glazed window to side.

Outside

Front Garden

Off road parking for 2 cars. Flower and shrub borders enclosed in sleepers. EV charging point. Up and down lighting.

Rear Garden

Block paved patio area with steps up to access to Office/studio. Laid to lawn with raised well stocked flower and shrub borders enclosed by sleepers. Two feature up and down lighters. Gated access to front, to both sides. Power point.

Home Office/Studio

16' 2" x 8' 8" (4.93m x 2.64m) Double glazed window to side. Power and light. Wood effect flooring. Fitted desk unit. Double glazed double doors onto rear garden.

Agents Note

The property has been constructed with the benefit of a professional consultants certificate, the seller informs us that it is valid for 6 x years. We advise any buyer to check this information with their lender and legal representative prior to exchange.

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.



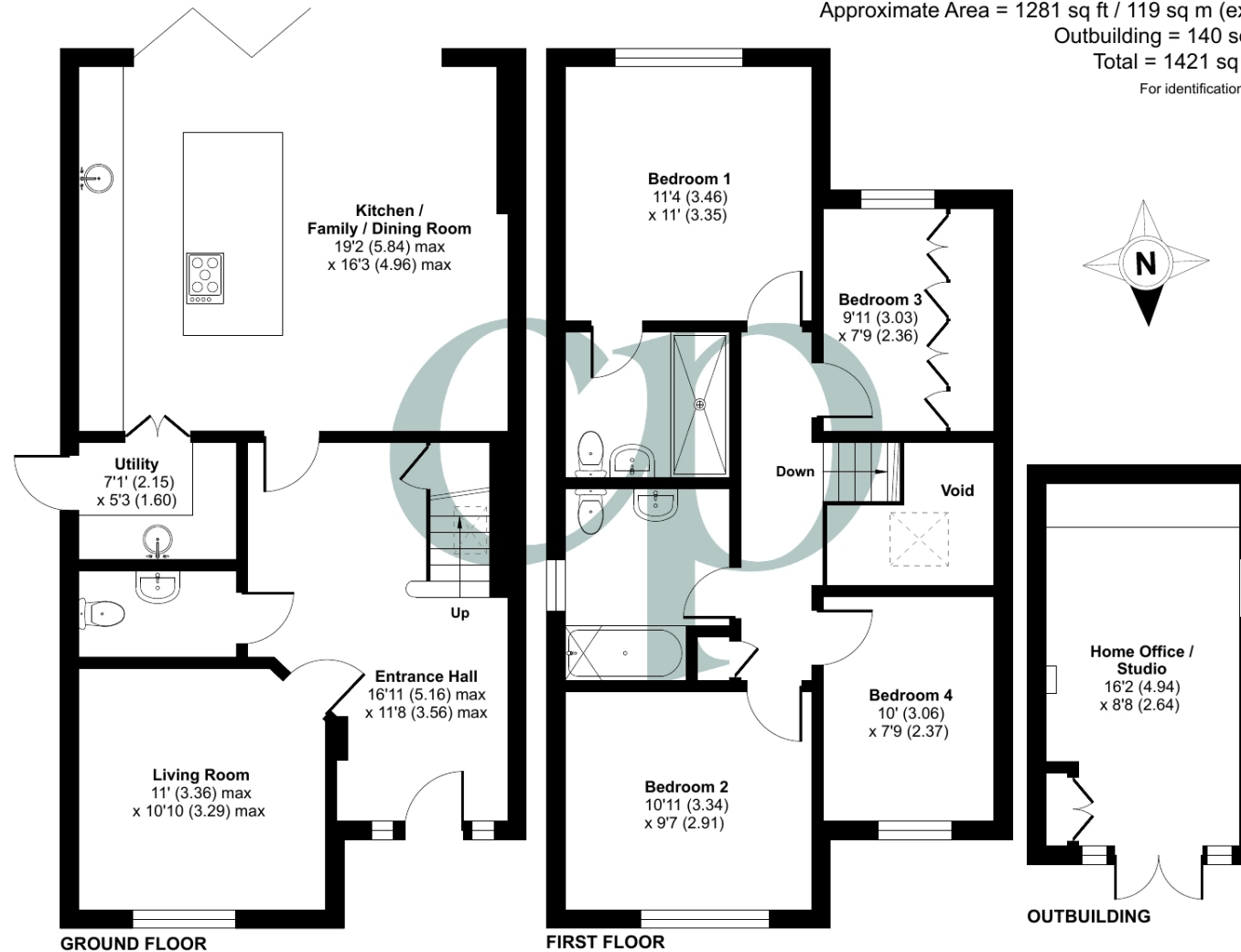


Approximate Area = 1281 sq ft / 119 sq m (excludes void)

Outbuilding = 140 sq ft / 13 sq m

Total = 1421 sq ft / 132 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Country Properties. REF: 1234502

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Viewing by appointment only

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