



Campton Road, Meppershall, Shefford, Bedfordshire. SG17 5NN







## 4 Bedroom Detached House

### Offers in excess of £650,000 Freehold

This prime detached four-bedroom property, featuring two spacious reception rooms, is located in the picturesque village of Meppershall. The property boasts ample living space, making it ideal for families or those looking to entertain. Enjoy the serene village lifestyle while being just a short distance from local amenities and transport links. Don't miss the opportunity to make this lovely residence your own!

- Detached prime residence
- Four bedrooms
- Double width garage with parking for 4 cars
- Two bathrooms
- Eat in kitchen with breakfast area
- Dining room with doors to garden
- Dual aspect lounge
- Mature garden
- No onward chain
- EPC rating D. Council tax band F

## Ground Floor

### Entrance Hallway:

Entrance fitted with wood effect flooring. Stairs leading to first floor with fitted wc underneath. Access to lounge, dining room and kitchen area.

### Living Room:

Abt. 21' 8" x 13' 4" (6.60m x 4.06m) Carpeted throughout with an abundance of natural lighting and sliding door to dining room.

### Dining Room:

Abt. 12' 2" x 9' 7" (3.71m x 2.92m) Carpeted fully with patio doors leading to rear garden with fitted blinds attached.

### Kitchen:

Abt. 21' 9" x 12' 2" (6.63m x 3.71m) Dual aspect, Tiled flooring with Integrated appliances including, ovens, fridge/freezer, dishwasher and washing machine; all finished off with delightful worktops. Kitchen also comes with an induction hob and sunken sink wash basin with underfloor heating.

## First Floor

### Principal Bedroom:

Abt. 16' 8" x 9' 5" (5.08m x 2.87m) Dual aspect with carpet throughout. Ample storage area and access to en-suite bathroom. Fitted curtains, radiator

### En-Suite:

Tiled walls and flooring with border pattern, fitted bathtub with shower mounted to wall and glass splashback door. Low level flush wc, sink basin and heated towel rail. Fitted blinds

### Bedroom Two:

Abt. 13' 6" x 8' 5" (4.11m x 2.57m) Carpeted with fitted curtains and radiator

### Bedroom Three:

Abt. 11' 5" x 9' 6" (3.48m x 2.90m) Carpeted with fitted curtains and radiator.

### Bedroom Four:

Abt. 9' 7" x 8' 8" (2.92m x 2.64m) Used as an office/study currently with fitted curtains and radiator.

## Landing

Storage cupboard off landing with access to insulated and partially boarded loft.

### Family Bathroom:

Fitted corner shower with glass sliding door, sink wash basin and low level flush wc. Splash back tiling. Fitted blinds to window.

## Outside

### Front Garden:

Mature lawn with shrubs and plants with driveway leading to the side and rear of the property.

### Rear Garden:

Mature greenery with double width garage fitted with electric roller door and power. Patio style seating area surrounded by mature shrubs and plants.

## About The Area

### Meppershall:

Meppershall is a picturesque village located in Central Bedfordshire, characterised by its rich history and vibrant community. With its origins tracing back to the Domesday Book in 1086, where it was first mentioned as Malpertesselle, the village adopted its current name in 1806.

The village boasts beautiful countryside, making it an ideal setting for outdoor activities and enjoying nature. Meppershall's dynamic community is supported by a range of local businesses and amenities, providing residents with essential services and a sense of camaraderie.

In addition to its charming atmosphere and historical significance, Meppershall is home to several listed buildings that reflect its architectural heritage. Families will also find popular schools in the vicinity, making it an attractive location for those with children. Whether you're drawn by its history, community spirit, or the surrounding natural beauty, Meppershall offers a delightful blend of rural charm and modern conveniences.

## Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.



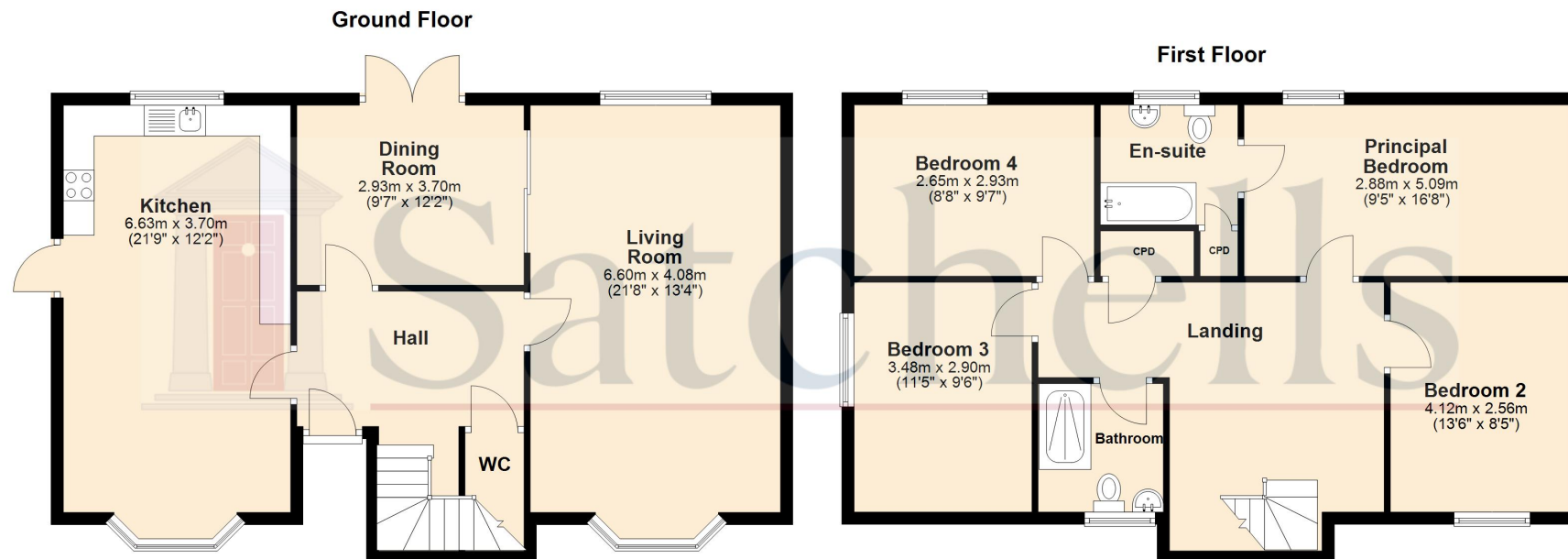




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For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.  
The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.