



Emery Croft, Meppershall, Shefford, Bedfordshire. SG17 5ST





## 4 Bedroom Semi-Detached House

### Guide Price £500,000 Freehold

Satchells are proud to present this stunning four-bedroom family home in the popular village of Meppershall close to local amenities and highly rated schooling. Built by Bovis in 2021 this beautiful property is blessed with some of the best views in the area. Downstairs the property has a lovely dual aspect kitchen/diner with French doors leading to the outside. The first floor has three double bedrooms all with significant storage and the second bedroom has a fitted shower room. The top floor Master bedroom also has a stunning en-suite shower room and Velux windows. Outside this property benefits from a low maintenance rear garden both paved and lawned with access to walks. This property benefits from ample parking to the side of the property and a garage with access from the garden. **MUST BE VIEWED!**



- Stunning countryside views
- Large modern kitchen/diner
- Driveway and garage
- Built by Bovis homes 2021
- En-suite to master bedroom and 2nd bedroom
- NHBC warranty
- Close walk to village amenities and schools
- Viewing highly recommended
- EPC-B-Council tax band E
- Four double bedrooms

**Ground Floor:****Hallway:**

Wood effect flooring, doors to living areas, under stairs storage, downstairs WC.

**Lounge:**

Abt: 11' 7" x 16' 0" (3.53m x 4.88m) Carpet flooring, radiator, fitted blinds, hanging light fittings.

**Kitchen/Diner:**

Abt: 20' 4" x 17' 8" (6.20m x 5.38m) Dual aspect, fitted appliances, french doors to rear garden, spotlights.

**First Floor:****Master Bedroom:**

Abt: 11' 4" x 13' 6" (3.45m x 4.11m) Carpet flooring, Velux windows, radiator, pitched ceiling, door to en-suite.

**En-Suite:**

Abt: 7' 0" x 5' 10" (2.13m x 1.78m) Walk in rain shower, low level WC, sink basin with mirror over, extractor fan.

**Bedroom 2:**

Abt: 15' 5" x 8' 10" (4.70m x 2.69m) Fitted blinds, radiator, hanging light fitting.,

**En-Suite:**

Abt: 4' 8" x 7' 0" (1.42m x 2.13m) Walk in rain shower, low level WC, tiled walls, fitted blinds, sink basin.

**Bedroom 3:**

Abt: 10' 9" x 8' 9" (3.28m x 2.67m) Fitted blinds, radiator, hanging light fitting.

**Bedroom 4:**

Abt: 7' 2" x 9' 7" (2.18m x 2.92m) Fitted double wardrobe, fitted blinds, hanging light fitting.

**Family Bathroom:**

Abt: 6' 3" x 7' 8" (1.91m x 2.34m) Wood effect flooring, fitted bath tub with shower mounted to wall, low level WC, sink basin, tiled walls, fitted mirror.

**Outside:****Rear Garden:**

L shaped paved patio with open seating area, grass lawn with gate to fields, side gate to parking.

**Front Garden:**

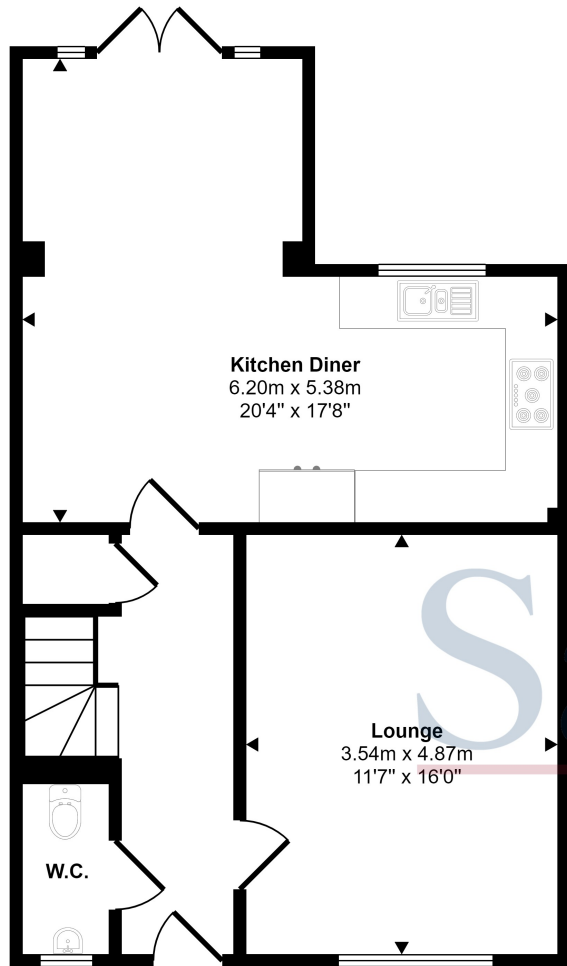
Paved driveway, grass verges with shrubs, step to front door.



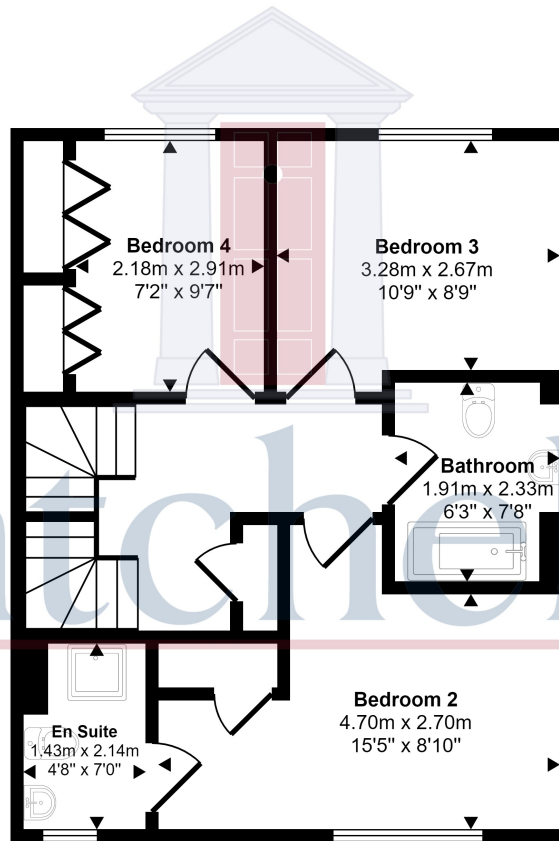


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

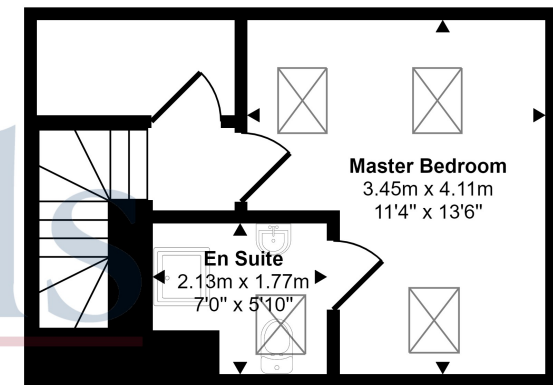
Approx Gross Internal Area  
131 sq m / 1410 sq ft



Ground Floor  
Approx 57 sq m / 612 sq ft



First Floor  
Approx 50 sq m / 537 sq ft



Second Floor  
Approx 24 sq m / 260 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.