



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





## 2 Bedroom Semi-Detached Bungalow Offers in Excess of £380,000 Freehold

Satchells are delighted to bring to market this two bedroom semi-detached bungalow in a recently built development in Meppershall. Blessed with amazing views and a large private enclosed garden this property would be perfect for someone looking to enjoy the wonderful scenery Meppershall has to offer.

- Two double bedrooms
- Recently built
- Stunning countryside views
- Potential to extend (STPP)
- Allocated parking
- Open plan living space
- Popular development
- Close to local amenities and walks
- EPC rating B. Council tax band C



## Ground Floor:

### Entrance Hallway:

Solid oak doors to all rooms. Wood effect flooring throughout.

Radiator.

### Master Bedroom:

Abt. 15' 2" x 8' 3" (4.62m x 2.51m) Light and airy room with room for free standing storage. Fitted blinds to windows. TV point mounted to wall. Carpet flooring.

### Bedroom Two:

Abt. 10' 7" x 8' 2" (3.23m x 2.49m) Double bedroom with free standing storage. Fitted blinds to window. Carpet flooring.

### Family Bathroom:

Fully tiled with modern suite fitted with bath tub with mounted shower and shower curtain, low level flush WC and wash hand basin.

Radiator.

## Lounge/Kitchen Area:

Abt. 19' 8" x 15' 5" (5.99m x 4.70m) Dual aspect, open plan modern suite with French doors to the rear garden. Fitted worktops with integrated free standing appliances.

## Outside:

### Rear Garden:

Mainly laid to lawn with paved seating area. Stunning views and access to local countryside.

### Front Garden:

Side access to garden. Electric charging points. Parking for two cars.

## Additional Information:

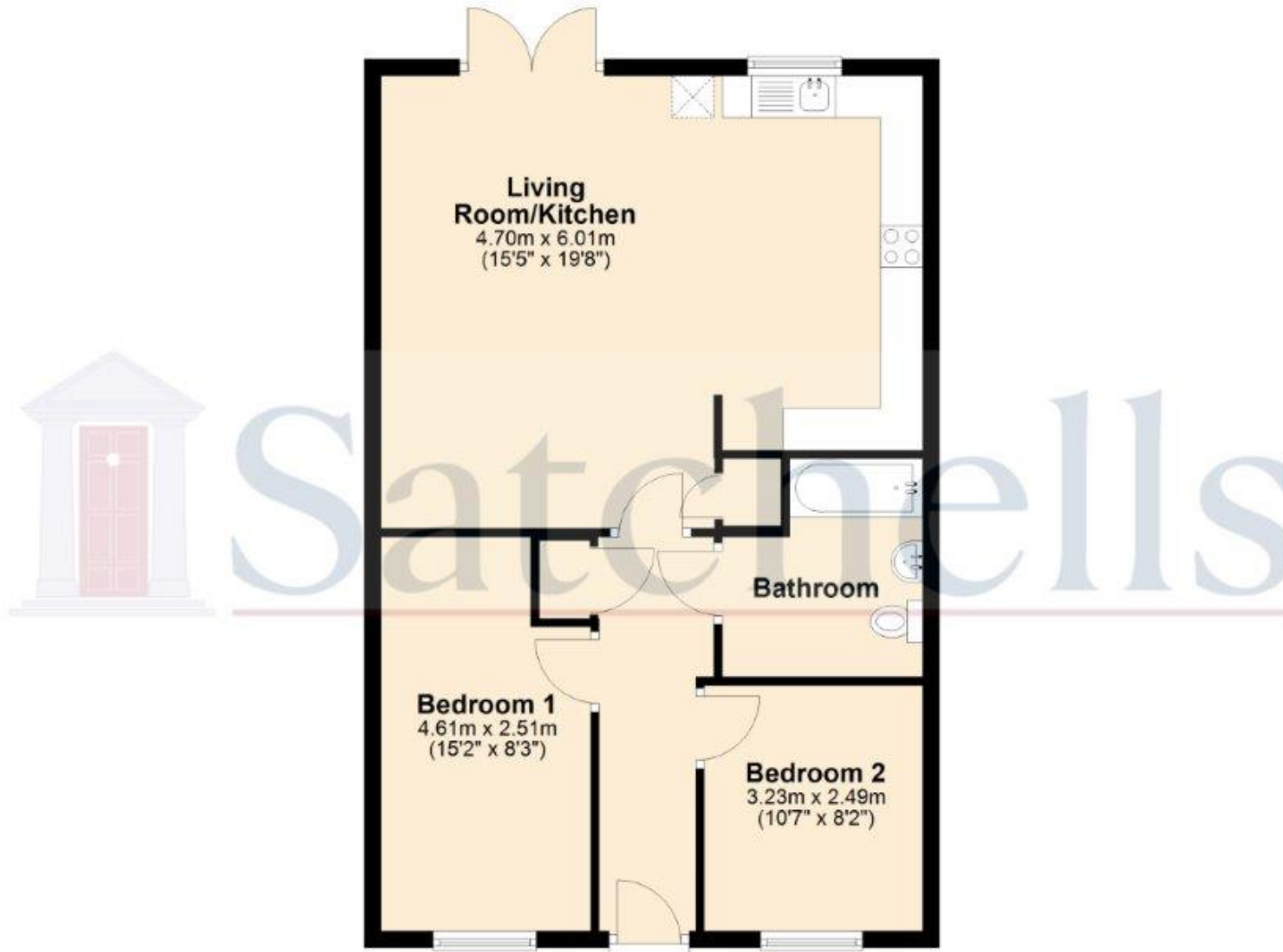
### Agents Note:

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



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.

## Ground Floor



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.