



4, Marywells

Meppershall,
Bedfordshire, SG17 5NF
£422,500

COUNTRY PROPERTIES
PART OF HUNTERS

This three bedroom detached house is situated on a corner plot with tandem garage, ample parking and westerly aspect wrap around gardens.

- Quiet cul-de-sac location
- Ground floor bedroom 3/study
- Spacious 20ft living room and separate dining room
- Ground floor cloakroom and first floor bathroom
- Tandem garage & ample driveway parking
- Mature 'wrap around' westerly facing rear garden
- Popular village of Meppershall with countryside walks on your doorstep

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Meter cupboard. Wood effect flooring. Double glazed window to side. Doors into cloakroom, bedroom 3/study and living room.

Cloakroom

Suite comprising of low level wc and wall mounted hand wash basin. Radiator. Wood effect flooring. Obscure double glazed window to side

Bedroom 3/Study

9' 6" x 7' 1" (2.90m x 2.16m) Double glazed window to side. Radiator. Cupboard housing gas boiler.

Living Room

20' 6" x 12' 11" (6.25m x 3.94m) Dual aspect room with full height windows to front and further high level window to the side. Feature brick wall with electric fire and tiled hearth. Two radiators. Understairs storage cupboard. Doors into dining room and kitchen.

Kitchen

10' 2" x 9' 6" (3.10m x 2.90m) A range of base and eye level units with marble effect work surfaces and tiled splashbacks. Fitted electric oven with hob and extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Tiled flooring. Double glazed window to rear. Door into conservatory.

Dining Room

11' 9" x 7' 11" (3.58m x 2.41m) Double glazed window to rear. Radiator.



Garden Room

9' 0" x 7' 10" (2.74m x 2.39m) Windows to side and rear with door opening onto the rear garden.

First Floor

Landing

Access to insulated loft space. Airing cupboard housing hot water cylinder. Doors into both bedrooms and bathroom.

Bedroom 1

15' 9" x 9' 7" (4.80m x 2.92m) Double glazed window to side. Radiator. A range of fitted wardrobes and storage cupboards.

Bedroom 2

9' 4" x 9' 4" (2.84m x 2.84m) Double glazed window to side. Radiator. Eaves storage cupboard.

Bathroom

Suite comprising of low level flush wc, pedestal mounted hand wash basin and panel enclosed bath with mixer tap/shower attachment. Partially tiled walls. Heated towel rail. Obscure double glazed window to rear.

Outside

Front Garden

Laid mainly to lawn with shrub borders and block paved driveway leading to garage providing parking for several cars. Gated access to rear garden.

Rear Garden

Westerly aspect wrap around garden laid mainly to lawn with well stocked flower and shrub borders. Cold water tap.

Tandem Garage

Up & over door with power/light connected. Window to side and personal door into rear garden.

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

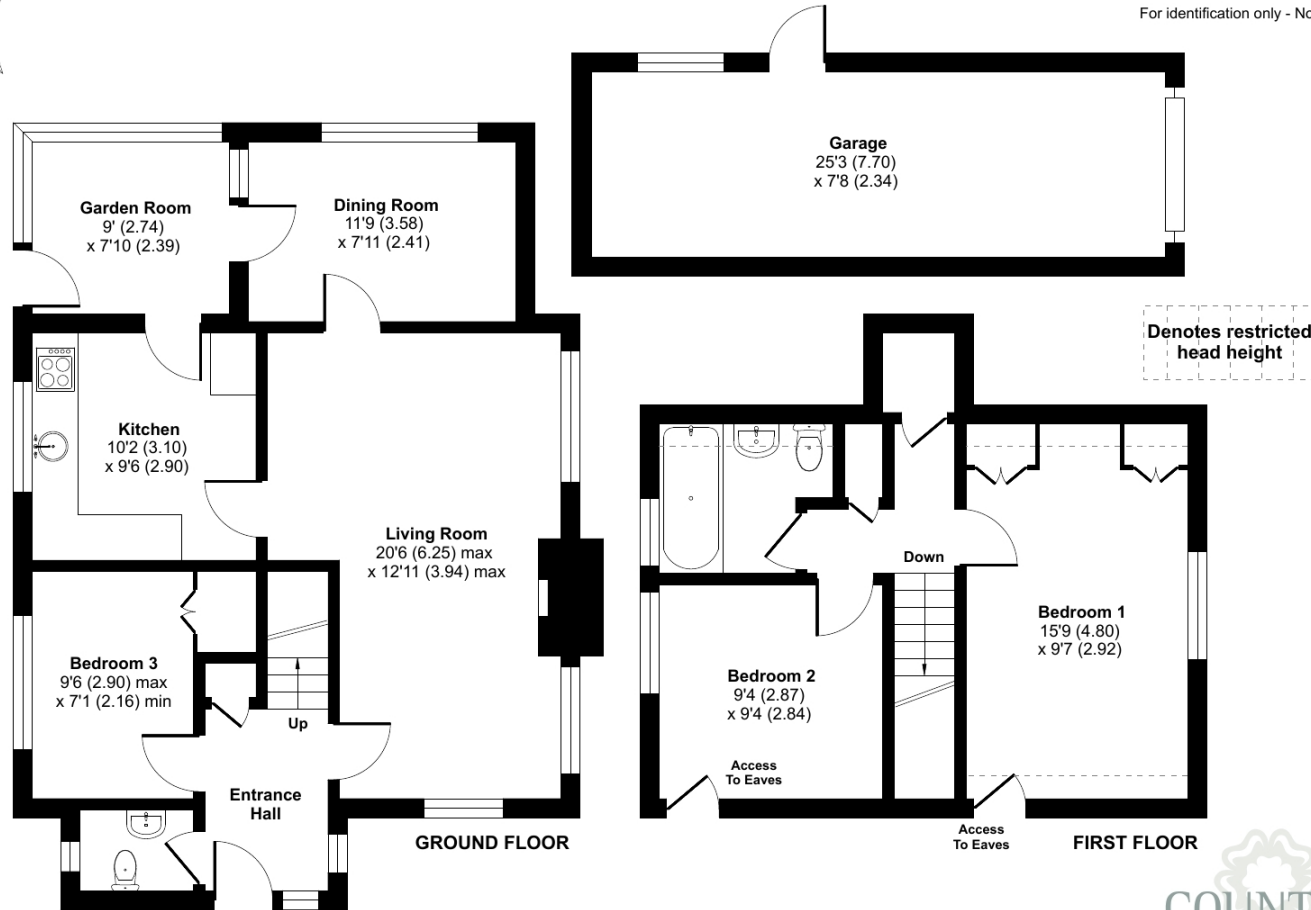


Approximate Area = 1273 sq ft / 118.2 sq m (includes garage)

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 1301 sq ft / 120.8 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		82
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 2022. Produced for Country Properties. REF: 829805



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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