



79, Shefford Road

Meppershall,  
Bedfordshire, SG17 5LL  
£950,000

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properties

This simply stunning 4 bedroom with emphasis on spacious family living offers a luxurious finish with high specification features. The design and focus is on the idea of sociable and family entertaining spaces. An open plan 29ft kitchen/dining & family room is on offer with bi folding doors opening onto the garden which seamlessly blend the indoor-outdoor flow, perfect for modern family living.

- Built and designed with modern family living in mind
- Four double bedrooms - 2 with en-suite shower rooms
- Underfloor heating to the ground floor
- Air conditioning to all bedrooms
- Spacious 29ft kitchen/dining/family room - a great space for busy family life and entertaining
- Master bedroom with dressing room and contemporary en-suite
- Fully plastered garage with large storage cupboard and power/light, accessed via a roller shutter door



## Ground Floor

### Entrance Hall

19' 7" x 9' 7" (5.97m x 2.92m) Stairs rising to first floor with oak handrail and glass inserts. Karndean flooring with underfloor heating. Doors into lounge, study, cloakroom, kitchen/family room and garage.

### Cloakroom

Suite comprising low level flush wc and vanity wash hand basin with cupboard under. Karndean flooring with underfloor heating. Tiled splashbacks. Obscure double glazed window to side.

### Living Room

17' 6" x 11' 3" (5.33m x 3.43m) Underfloor heating. Integrated audio system. Double glazed window to front.

### Study/Family Room

10' 1" x 8' 4" (3.07m x 2.54m) Double glazed window to side. Karndean flooring with underfloor heating.

## Kitchen/Family/Dining Room

29' 0" x 23' 6" (8.84m x 7.16m) A range of wall and base units with quartz worksurfaces and upstands. Stainless steel double sink with swan neck mixer tap over. Two built-in Neff double ovens with combination grills. Integrated Neff dishwasher. Space for American style fridge/freezer. Integrated wine cooler. Breakfast bar with cupboards under. Karndean flooring with underfloor heating. Integrated audio system. Feature atrium glass roof. Feature fireplace with inset stove and tiled hearth. Double glazed window to rear. Double glazed bi-folding doors opening onto rear garden.

### Utility Room

Base and floor to ceiling units with quartz worksurfaces and upstands. Inset stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Karndean flooring with underfloor heating. Double glazed door to side providing access to front and rear of property.



## First Floor

### Landing

12' 6" x 10' 5" (3.81m x 3.17m) Access to loft space. Radiator. Storage cupboard. Doors into all rooms.

### Master Bedroom

26' 0" (max) x 12' 0" (max) (7.92m x 3.66m) Double glazed window to rear. Radiator. Door into dressing room with motion sensor lighting. Door into:

### En-Suite Shower Room

Suite comprising shower cubicle, low level flush wc and vanity wash hand basin with cupboard under. High gloss tiled walls. Polished porcelain tiled flooring. Chrome heated towel rail. Extractor fan. Obscure double glazed window to side.

### Bedroom 2

21' 10" (max) x 11' 4" (6.65m x 3.45m) Double glazed window to front. Radiator. Door into:



### En-Suite Shower Room

Suite comprising double shower cubicle, wash hand basin with cupboard under and low level flush wc. Chrome heated towel rail. High gloss tiled walls. Polished porcelain tiled flooring. Extractor fan. Obscure double glazed window to side.

### Bedroom 3

17' 8" x 11' 1" (5.38m x 3.38m) Double glazed window to front. Radiator. Storage cupboard.

### Bedroom 4

14' 0" x 13' 4" (4.27m x 4.06m) Double glazed window to rear. Radiator.

### Bathroom

Suite comprising panel enclosed bath, wash hand basin with cupboard under and low level flush wc. High gloss tiled walls. Chrome heated towel rail. Extractor fan. Shaver point. Polished porcelain tiled flooring. Obscure double glazed window to side.

### Outside

#### Garage

Electric charging point. Remote controlled roller shutter door. Fully plastered with power. Double storage cupboard housing wall mounted gas boiler.

#### Front Garden

Paved driveway providing off road parking. Large lawn area enclosed by picked fencing, mature trees and flower and shrub border. Service light. Paved pathway to front door.

#### Rear Garden

Laid mainly to lawn with paved patio area, enclosed by timber fencing.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

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



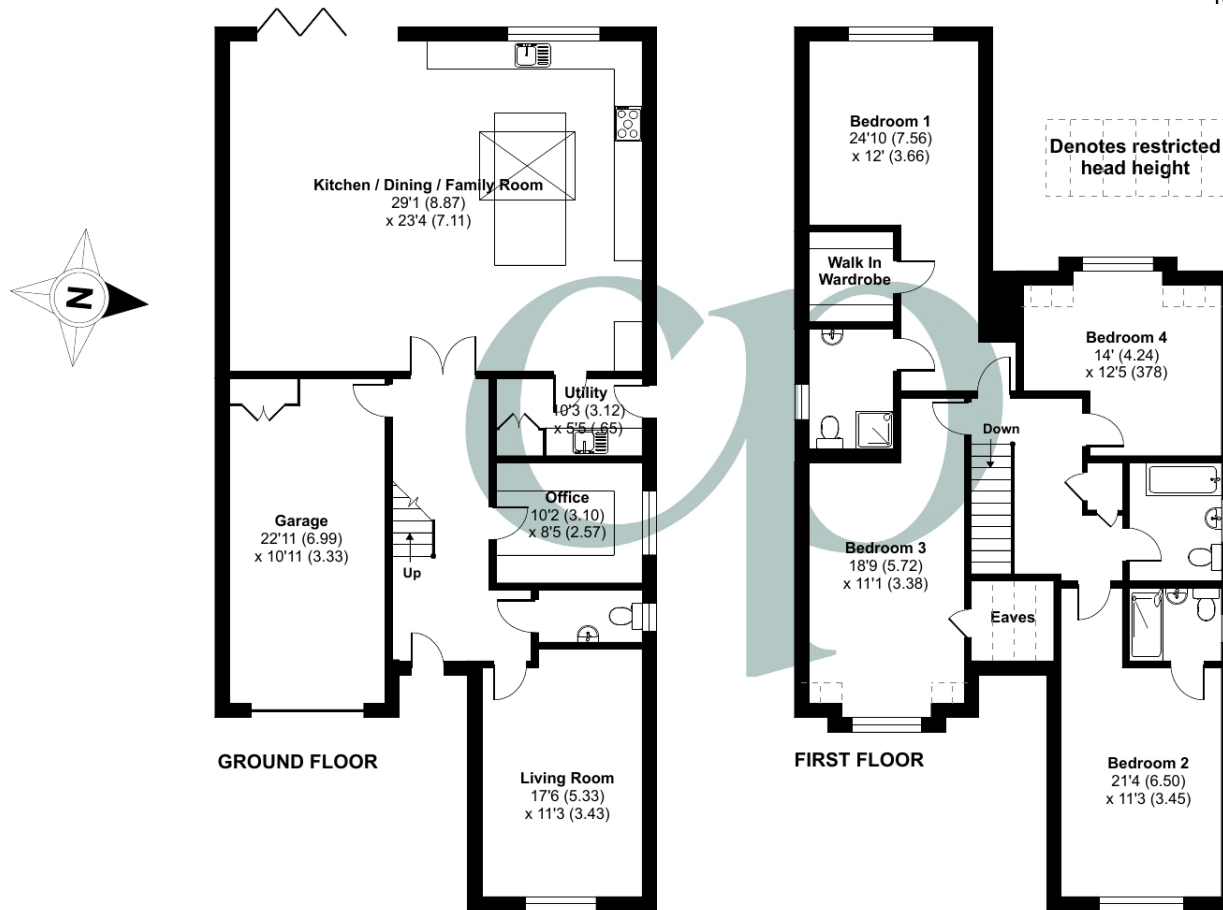


Approximate Area = 2644 sq ft / 245.6 sq m (Includes garage)

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 2696 sq ft / 250.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1162930

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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: [shefford@country-properties.co.uk](mailto:shefford@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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