



30, Emery Croft

Meppershall, Shefford,  
Bedfordshire, SG17 5ST

Offers in excess of £375,000

country  
properties



This beautifully presented, double-fronted two-bedroom home offers excellent kerb appeal and generous living space throughout. The property boasts two double bedrooms, three off-road parking spaces and a generous sunny, south facing rear garden. Situated in the popular hilltop village of Meppershall, this charming home combines peaceful village living with modern style and functionality.

- Beautifully presented – a credit to the current owners – Just move in!
- Dual aspect kitchen/diner and separate lounge
- Generous south facing rear garden
- Two dual aspect double bedrooms to first floor
- 3 allocated parking spaces
- A short stroll to village amenities including public house, post office, bakers, Budgens, Community Centre and highly regarded schooling

## Ground Floor

### Entrance Hallway

Storage cupboard with media input. Radiator. Doors into cloakroom, kitchen/diner & lounge. Stairs rising to first floor.

### Cloakroom

Pedestal wash hand basin, WC. Radiator. Space for tumble dryer.

### Kitchen/Diner

9' 3" x 15' 7" (2.82m x 4.75m) Dual aspect with double glazed window to front and rear. A range of base and eye level units with wood effect work surface over. Integral dishwasher. Integral washing machine. Electric oven and induction hob with stainless steel extractor over.

### Lounge

10' 3" x 15' 6" (3.12m x 4.72m) Dual aspect double glazed window to front. French doors with wing windows opening onto rear garden. Radiator. Feature wood panelling.

## First Floor

### Landing

Double glazed window to rear. Access to loft. Doors to bedroom 1, bedroom 2 & family bathroom.





### Bedroom 1

10' 5" x 15' 6" (3.17m x 4.72m) Dual aspect double glazed windows to front and rear. Radiator.

### Bedroom 2

Dual aspect double glazed window to front and rear. Radiator.

### Bathroom

9' 5" x 15' 7" (2.87m x 4.75m) Obscure double glazed window to front. Three piece suite comprising pedestal wash hand basin, WC. Panel enclosed bath with shower over & glass shower screen. Partially tiled walls. Heated towel rail.

### Outside

#### Front Garden

Pathway leading to front door. EV charger (by separate negotiation). 3 allocated parking spaces.

#### Rear Garden

South facing mainly laid to lawn with large patio area. Aluminium pergola (by separate negotiation). Timber shed (to remain). Gated access to side.

### Agents Note

NHBC 10yr Builders Guarantee commencing 2021

Management charge payable to Dandy Wren every 6 months of approx £178 (tbc)

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

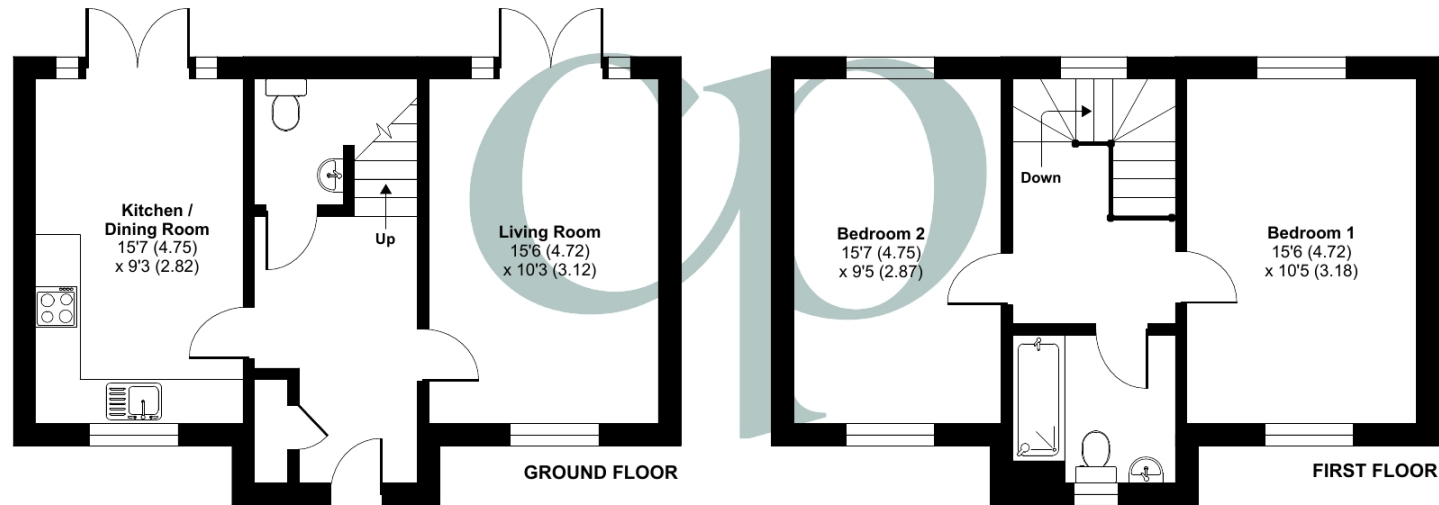
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

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



Approximate Area = 906 sq ft / 84.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1361578

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## Viewing by appointment only

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