



# Shefford Road

Meppershall,  
Bedfordshire, SG17 5LL  
£450,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This brand new 2 bedroom detached bungalow built to a high specification throughout is located in the sought after village of Meppershall with countryside walks on your doorstep.

- Two double bedrooms
- Fully integrated kitchen with quartz worktops
- Living room with French doors opening onto the rear garden
- Underfloor heating via air source heat pump
- Westerly aspect rear garden
- 10 Year builders guarantee
- Village amenities include bakers, post office, convenience store, community centre, 'Sugar Loaf' pub and lower school

## GROUND FLOOR

### Entrance Hall

Ceramic tiled flooring with underfloor heating. Storage cupboard with alarm control panel. Further cupboard housing Mitsubishi Ecodan heat pump. Access to loft space. Two double glazed windows to front. Doors into all rooms.

### Living Room

17' 11" x 11' 0" (5.46m x 3.35m)  
Double glazed window and French doors opening onto the rear garden. Underfloor heating.

### Kitchen

12' 5" x 10' 4" (3.78m x 3.15m) A range of shaker style wall and base units with quartz worksurface and upstands. Inset sink with swan neck mixer tap over. Fitted electric oven and induction hob with quartz splashback and extractor hood over. Integrated fridge/freezer, slimline dishwasher and washing machine. Tiled flooring with underfloor heating. Double glazed window to rear.

### Bedroom 1

11' 4" x 10' 9" (3.45m x 3.28m)  
Double glazed window to front. Underfloor heating.



## Bedroom 2

10' 10" x 10' 5" (3.30m x 3.17m)  
Double glazed window to side.  
Underfloor heating.

## Bathroom

Suite comprising panel enclosed bath with mains shower and glass side screen, low level flush wc and vanity wash hand basin. Chrome heated towel rail. Fully tiled walls and tiled flooring. Fitted demisting mirror. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Laid to stone chippings to the front and side with mature planting. Paved footpath to front door with up/down lighter. Gated access to the rear garden.

### Rear Garden

Westerly aspect rear garden laid to lawn with paved patio area. Fully enclosed with gated access to front. Cold water tap.

## Parking

Block paved area to the side providing parking for several cars.

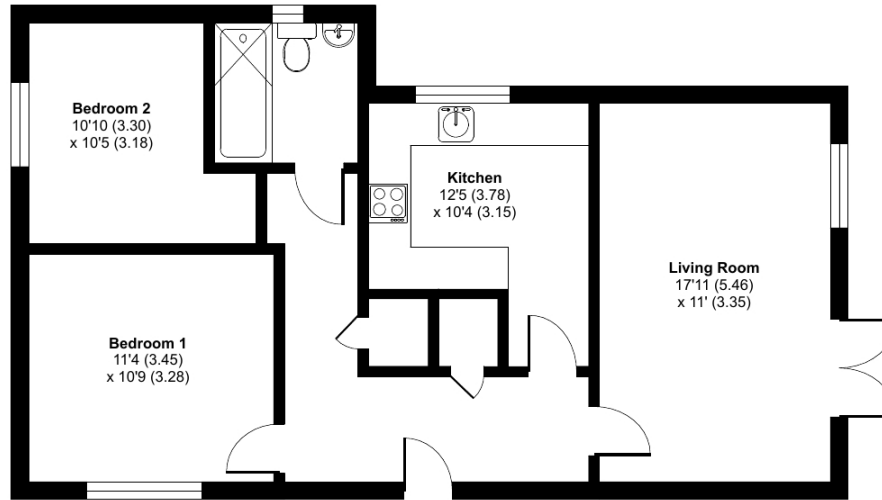
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 747 sq ft / 69.3 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1053750



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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