



5 Harriots Field, Meppershall, Shefford, Bedfordshire, SG17 5AQ

£800,000

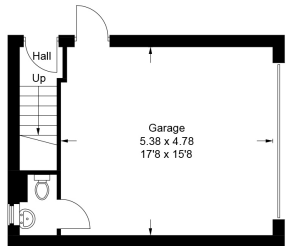
Probably one of the best views in Meppershall. Don't miss out on this truly exceptional five-bedroom detached family home. Quite location on the edge of countryside with no through traffic this new home gem is rare find. The interior has been professionally designed and the quality of fittings and upgrades are there for all to see. Bright and spacious accommodation to include lounge and separate dining room, fully fitted kitchen/family room with built in appliances and a useful utility plus five double bedrooms and three bathrooms.

Outside is a south facing landscaped rear garden and off-road parking is provided by a double width driveway and double garage with useful office/room over complete with kitchen and toilet facilities. All the new build benefits to include solar panels, separate zone hive heating, cat 6 wi-fi all around house and 5 years of NHBC warranty still outstanding. If you are looking for a new home that ticks all the boxes, then look no further.

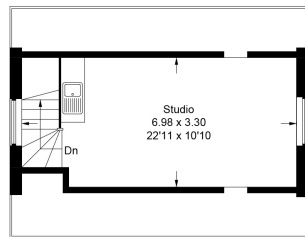
Lane &
BENNETTS

- PROBABLY THE BEST VIEW IN MEPPERSHALL
- QUIET LOCATION ON THE EDGE OF THE COUNTRYSIDE
- ALL THE NEW BUILD BENEFITS + SOLAR PANELS + SEPARATE ZONE HIVE HEATING + CAT 6 WI-FI
- LOUNGE + DINING ROOM
- KITCHEN/FAMILY ROOM OVERLOOKING REAR GARDEN
- 5 GOOD SIZED BEDROOMS + 3 BATHROOMS
- OFFICE/ROOM ABOVE GARAGE WITH KITCHEN + TOILET
- PROFESSIONALLY DESIGNED INTERIOR SCHEME -VIEWING A MUST
- 5 YEARS NHBC WARRANTY OUTSTANDING
- FULLY LANDSCAPED SOUTH FACING REAR GARDEN

Approximate Gross Internal Area
 Ground Floor = 68.5 sq m / 737 sq ft
 First Floor = 66.5 sq m / 716 sq ft
 Second Floor = 58.4 sq m / 629 sq ft
 Outbuildings = 53.7 sq m / 578 sq ft
 Total = 247.1 sq m / 2,660 sq ft
 (Including Low Height Store)

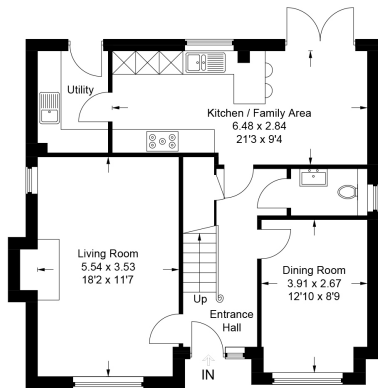


Ground Floor Garage

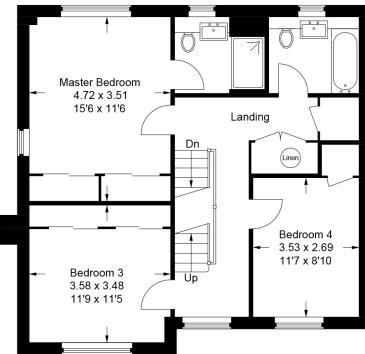


First Floor Studio

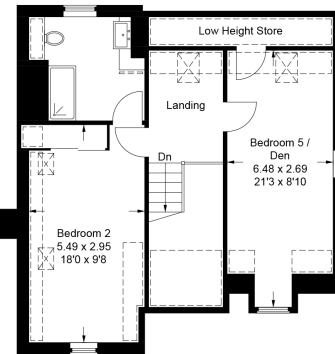
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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