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Orchard Close  
Meppershall,  
Bedfordshire, SG17 5LW  
Offers in Excess of £525,000



Viewing by appointment only

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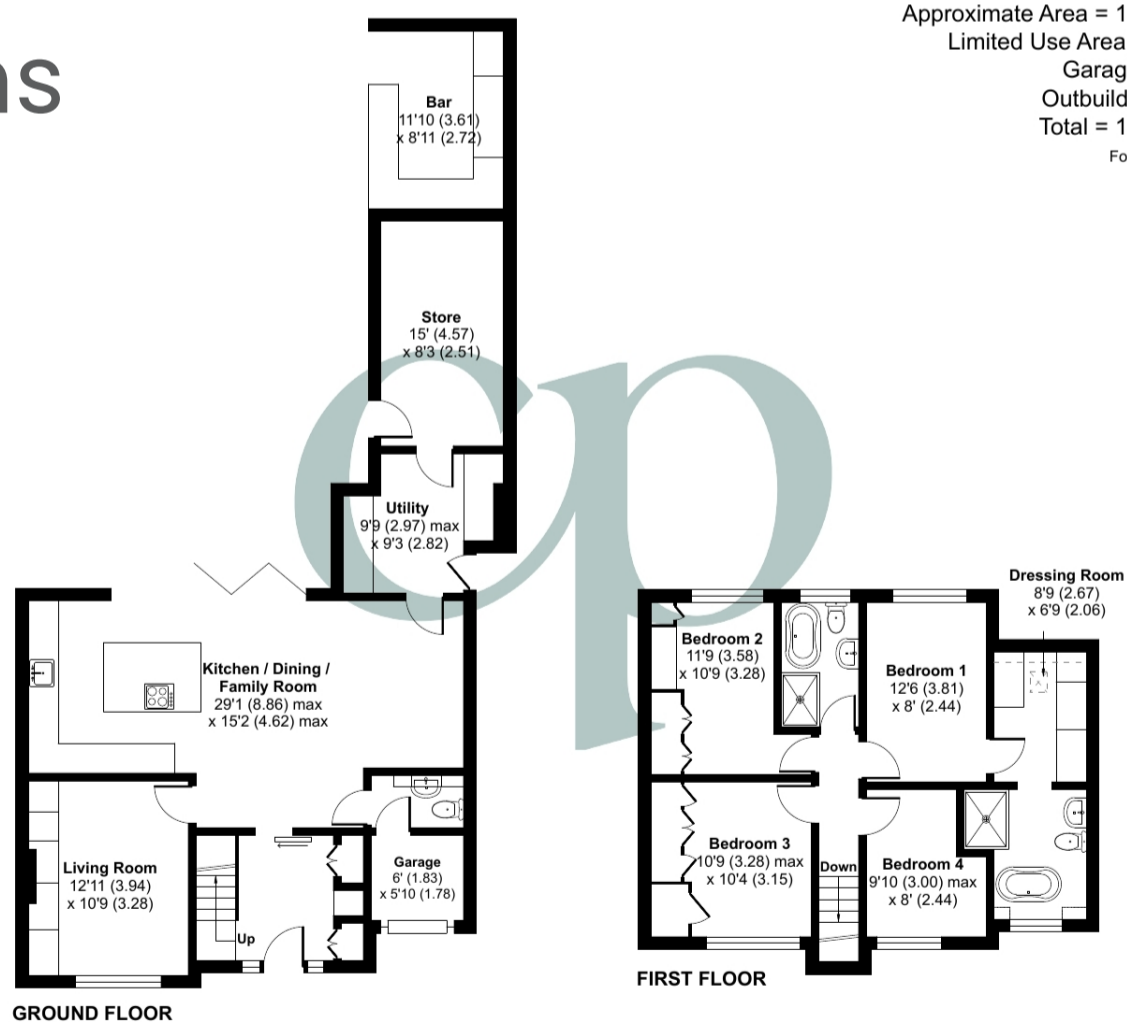
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Experience contemporary luxury in this completely refurbished home boasting superb presentation and extended living space. Nestled in a quiet cul-de-sac enjoy seamless indoor-outdoor flow, perfect for modern family living, while the enclosed garden with a chic bar area is the perfect space for outdoor entertaining.

- Superb presentation throughout - just move in!
- Separate living room
- Main bedroom with separate dressing room and four piece en-suite bathroom
- Driveway parking to the front providing parking for 3 cars
- Spacious 29ft kitchen/dining/family room with bi-folding doors opening onto the rear garden
- Utility room and separate store room
- Rear garden with large composite decking area and feature bar area
- Meppershall has its own bakery, public house, post office, general store, community centre and lower school



## Floor Plans



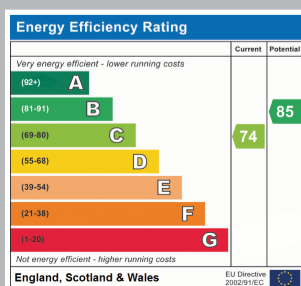
Approximate Area = 1473 sq ft / 136.8 sq m  
 Limited Use Area(s) = 7 sq ft / 0.6 sq m  
 Garage = 35 sq ft / 3.2 sq m  
 Outbuilding = 97 sq ft / 9 sq m  
 Total = 1612 sq ft / 149.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1111116



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.

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with glass feature. Low level storage cupboards and two full height storage cupboards with hanging rails. Tiled flooring with under floor heating. Opening into:

Kitchen/Dining/Family Room

29'1" (max) x 15'2" (max) (8.86m x 4.62m)

Kitchen Area: A range of wall and base units with quartz worksurface and upstands. Inset sink with Quooker

boiling tap. Integrated Neff dishwasher. Fitted pull out recycling bins. Two fitted Neff hide & slide ovens. Integrated full height Bosch fridge and freezer.

Peninsular island with quartz worktop and inset Neff induction hob with extractor over, pan drawers below and breakfast bar. Tiled flooring with under floor heating. Bi-folding doors opening onto the rear garden.

Dining/Family Area: Tiled flooring with under floor heating.

Utility Room

9'9" (max) x 9'3" (2.97m x 2.82m) Base units with worksurface over. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Wall mounted electric radiator. Door to side providing access to the front. Door to store room.

Cloakroom

Suite comprising low level wc and vanity wash hand basin. Fully tiled walls and tiled flooring with under floor heating. Recessed feature shelving unit. Door to garage storage area.

Living Room

12'11" x 10'9" (3.94m x 3.28m) Double glazed window to front. Fitted low level storage units. Contemporary radiator.

FIRST FLOOR

Landing

Access to partially boarded loft space with ladder & light. Doors into all rooms.



### Bedroom 1

12' 6" x 8' 0" (3.81m x 2.44m) Double glazed window to rear. Radiator. Fitted dressing table and wall mounted bedside tables. Door into:

### Dressing Room

8' 9" x 6' 9" (2.67m x 2.06m) Velux window to rear. Radiator. Fitted wardrobes with shelving and drawer units. Door into:

### En-Suite Bathroom

Four piece suite comprising double ended bath with mixer/shower attachment, double shower enclosure, contemporary vanity wash hand basin and wc with concealed cistern, Marble effect partially tiled walls and flooring. Extractor fan. Obscure double glazed window to front.

### Bedroom 2

11' 9" x 10' 9" (3.58m x 3.28m) Double glazed window to rear. Fitted wardrobes and desk unit. Radiator.

### Bedroom 3

10' 9" (max) x 10' 4" (3.28m x 3.15m) Double glazed window to front. Fitted wardrobes and desk unit. Radiator. Wall mounted gas boiler enclosed in cupboard.



### Bedroom 4

9' 10" (max) x 8' 0" (3.00m x 2.44m) Double glazed window to front. Radiator.

### Family Bathroom

Four piece suite comprising enclosed bath, wc with concealed cistern, shower cubicle and countertop wash hand basin with storage under. Fully tiled walls and tiled flooring. Chrome heated towel rail. Obscure double glazed window to rear.

### OUTSIDE

#### Front Garden

Driveway providing off road parking for 3 cars. Covered storm porch with feature lighting. Raised planter.

#### Rear Garden

Laid mainly to lawn with large composite decked patio area with stepping stone pathway leading to further composite decked patio area with feature lighting. Cold water tap. Raised flower beds. Door to store room and opening to bar area.

### Store

15' 0" x 8' 3" (4.57m x 2.51m) Doors to utility room and rear garden.

### Covered Bar Area

11' 10" x 8' 11" (3.61m x 2.72m) Composite decked flooring with bar and shelving units. Power with space for fridge. Feature lighting.

### Garage

Converted to provide a storage area with roller door to the front and power/light connected. Door to cloakroom.

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

