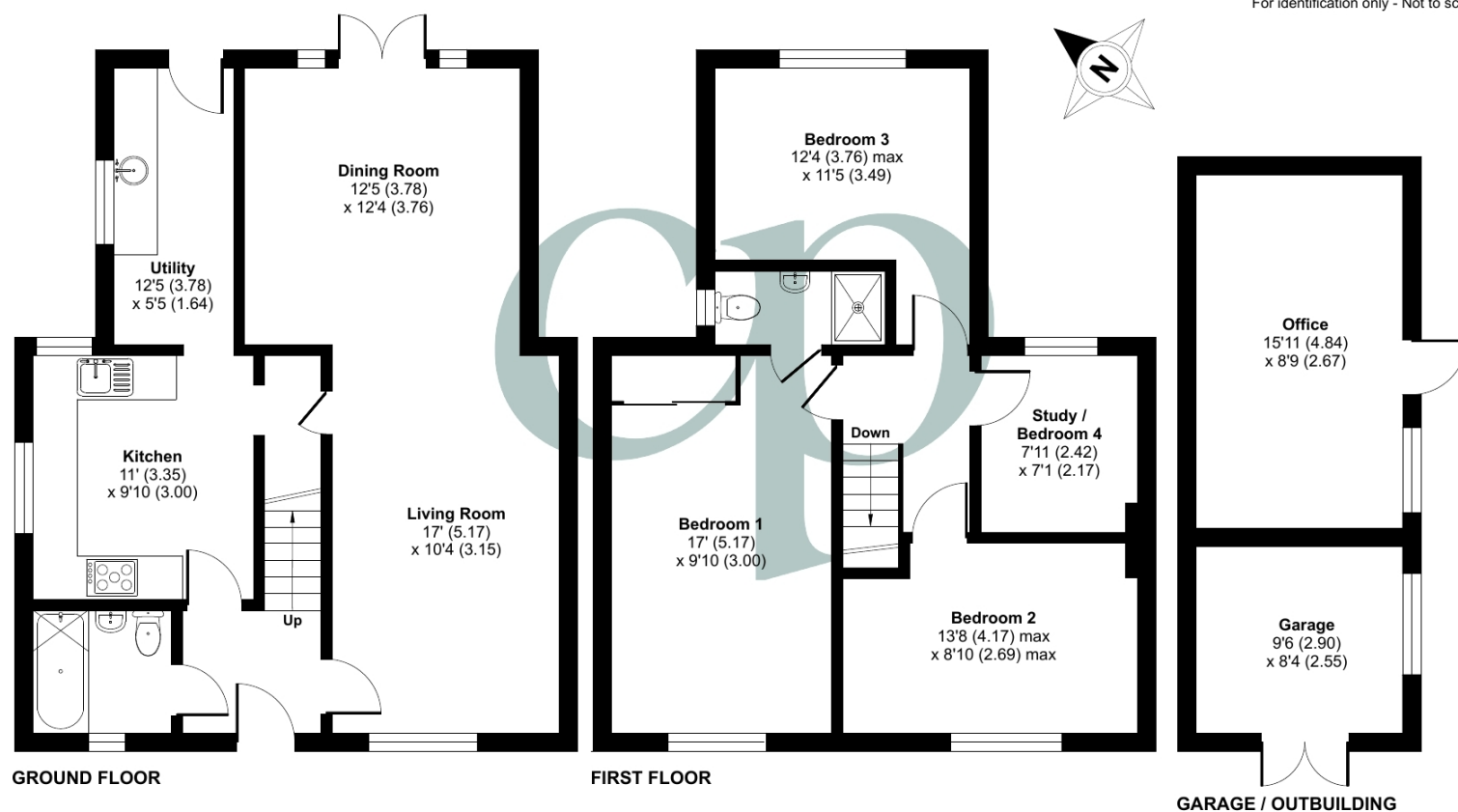




Approximate Area = 1183 sq ft / 109.9 sq m
Garage = 77 sq ft / 7.2 sq m
Outbuilding = 147 sq ft / 13.6 sq m
Total = 1407 sq ft / 130.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1278752

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

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

This 4 bedroom semi-detached extended home with spacious accommodation throughout. Situated in the popular hilltop village of Meppershall, only a short stroll from the local schooling and amenities.

- Beautifully presented throughout- Just move in!
- Stylish modern kitchen with useful utility room
- Ground floor bathroom with underfloor heating
- Bedroom one with fitted wardrobes and en suite shower room
- Generous rear garden
- Paved driveway provides off road parking for several cars
- A * 16ft home office with direct ethernet, power and light. - Great for working from home
- A short drive to Arlesey train station for rail links into the city

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Doors into dining room, kitchen and bathroom.

Bathroom

3 piece suite comprising panel enclosed shower bath with rainfall shower and glass side screen, pedestal mounted wash hand basin and low level flush wc. Tiled splashbacks and tiled flooring with underfloor heating. Chrome heated towel rail. Obscure double glazed window to front.

Kitchen

11' 0" x 9' 10" (3.35m x 3.00m) A range of high gloss wall and base units with wood effect worksurfaces and upstands. Inset sink with drainer and swan neck mixer tap over. Space for gas range cooker with extractor hood over. Wine cooler. Integrated dishwasher. Double glazed windows to side and rear. Door into inner lobby. Opening to utility room.

Inner Lobby

Understairs storage space. Wood effect flooring. Doors into kitchen and dining room.

Living Room

17' 0" x 10' 4" (5.18m x 3.15m) Double glazed window to front. Wood effect flooring. Radiator. Open plan with large archway to:



Dining Room

12' 5" x 12' 4" (3.78m x 3.76m) Wood effect flooring. Double glazed French doors with sidelights opening onto the rear garden.

Utility Room

12' 5" x 5' 5" (3.78m x 1.65m) A range of wall and base high gloss units with wood effect worksurfaces over. Inset sink with drainer and swan neck mixer tap over. Space for American style fridge/freezer. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler. Wood effect flooring. Obscure double glazed window to side. Door to rear garden.

FIRST FLOOR

Landing

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

Bedroom 1

17' 0" x 9' 10" (5.18m x 3.00m) Double glazed window to front. Built-in wardrobe with mirrored sliding doors. Radiator. Door into:

En-Suite Shower Room

Suite comprising shower cubicle, pedestal wash hand basin and low level flush wc. Tiled splashbacks. Chrome heated towel rail. Obscure double glazed window to side.

Bedroom 2

13' 8" x 8' 10" (4.17m x 2.69m) Double glazed window to front. Radiator.

Bedroom 3

12' 4" x 11' 5" (3.76m x 3.48m) Double glazed window to rear. Radiator.

Study/Bedroom 4

7' 11" x 7' 1" (2.41m x 2.16m) Double glazed window to rear. Radiator.

OUTSIDE

Front Garden

Block paved driveway providing parking for several cars. Laid to lawn with hedging to front. Service light.

Rear Garden

Laid mainly to lawn with large paved patio area and well stocked flower/shrub borders. Further decorative shingle area with raised brick built pond. Gated access to front. Door to office. Metal storage shed.

Converted Garage

9' 6" x 8' 4" (2.90m x 2.54m) Side hinge door to front and double glazed window to side.

Office 15' 11" x 8' 9" (4.85m x 2.67m) Direct Ethernet connection. Wood effect flooring with underfloor heating. Power points. Double glazed window and door to side.
* We advise any buyer to check with their legal representative if any consent(s) are required for the garage conversion.

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

