



13a, Shefford Road

Meppershall, Shefford,
Bedfordshire, SG17 5LJ

£850,000

country
properties

This deceptively spacious 5 bedroom property offers over 2,000 sq. feet of versatile living, ideal for a growing family and is situated on a ample plot of just under half an acre. The wonderfully generous landscaped rear garden offers multiple alfresco dining areas including a fully insulated garden office and treehouse - making it the perfect space for all age groups. Featuring a detached double garage set back from the property with the potential to be converted into a self-contained annexe (STPC). The driveway to the front and rear provide ample off-road parking for up to 8 cars. Situated in a peaceful popular village location with excellent transport links to London, this property combines countryside charm with modern convenience, making it an ideal family home and one we strongly recommend you view!

- Viewing advised to fully appreciate what's on offer!
- Offering separate annexe potential subject to the necessary planning consents
- Larger than average rear garden - a mature sunny plot with plenty of privacy
- Master bedroom with ensuite - Aqualisa digital walk-in shower and underfloor heating
- Further garden area perfect for those who love to grow their own veg, keep chickens or have an area just for the kids to play
- Fully insulated garden office
- Lots of off road parking, double garage and secure gated parking for a motor home or caravan
- Downstairs bedroom 5 or playroom
- Fully insulated treehouse - perfect for kids parties & sleepovers
- A short stroll to village amenities including public house, post office, bakers, Budgens, Community Centre and highly regarded schooling



Ground Floor

Entrance Hall

Amtico flooring throughout. Radiator enclosed in decorative cover. Under stair storage cupboard. Doors leading to office, playroom/bedroom 5, cloakroom, kitchen, lounge and music Room. Stairs rising to first floor.

Study

10' 0" x 7' 6" (3.05m x 2.29m) Double glazed window to front aspect. Amtico wood effect flooring. Radiator.

Cloakroom

Bespoke range of vanity cupboards with soft-close doors and ample storage, Villeroy & Boch wash hand basin, wall hung wc and flush plate. 2 x decorative wall lights.

Kitchen

12' 5" x 11' 4" (3.78m x 3.45m) Double glazed window to side aspect. Re-fitted with a range of eye and base level units with Silestone work surfaces. Inset sink with Grohe mixer hot tap for instant boiling water. Space for range cooker with integral extractor hood. Space for dishwasher. Radiator. Amtico wood effect flooring. Opening into Utility room and side entrance door.

Utility Room

7' 1" x 5' 11" (2.16m x 1.80m) Part glazed door to side aspect. Fitted with a range of base and eye level units with complementary work-surfaces over. Stainless steel sink and drainer unit. Space for washing machine. Space for fridge freezer. Wall mounted gas boiler. Amtico wood effect flooring.

Dining Room

12' 5" x 8' 2" (3.78m x 2.49m) Double glazed windows and French doors leading to driveway. Radiator. Amtico wood effect flooring. Double glazed window into

Living Room

19' 5" x 16' 2" (5.92m x 4.93m) Double glazed window to side and rear aspect. Feature fireplace with inset log burning stove. Radiator. French doors leading to rear garden.

Snug/Music Room

12' 4" x 12' 0" (3.76m x 3.66m) Two double glazed windows into breakfast room. Double glazed window to side aspect. Radiator. Door into (larger than average) lounge.

Bedroom 5/Playroom

Double glazed window to front. Radiator.



First Floor

Landing

Three double glazed windows to side aspect. Loft access. Airing cupboard. Doors leading to:

Bedroom 1

13' 9" x 12' 1" (4.19m x 3.68m) Double glazed window to rear aspect. Fitted with a range of built-in wardrobes. Radiator. Door into:

En-suite

Bespoke three-piece suite comprising of walk-in shower cubicle with digitally controlled rainfall shower. Wall hung wash hand basin with vanity unit. Wall hung WC. Wall hung storage cupboard. Heated towel rail. Fully porcelain tiled walls. Under floor heating.

Bedroom 2

13' 11" x 11' 0" (4.24m x 3.35m) Double glazed window to front aspect. Built-in wardrobe. Radiator.

Bedroom 3

13' 10" x 11' 7" (4.22m x 3.53m) Into Bay. Dual aspect double glazed windows to front aspect. Built-in wardrobe. Radiator.

Bedroom 4

11' 3" x 7' 0" (3.43m x 2.13m) Double glazed window to rear aspect. Radiator.



Family Bathroom

Obscure double glazed window to side aspect. Four piece suite comprising: panel enclosed bath with shower over. Pedestal wash hand basin, wc, bidet. Radiator.

Laundry Room

Shelving, workbench, space for washing machine.

Outside

Driveway Parking

Private block paved driveway with parking for 3-4 cars. Locked metal gates to further block paved driveway providing secure parking for 4-5 cars, the perfect place to store a motor home or caravan.

Front Garden

Mainly laid to lawn with mature trees.

Rear Garden

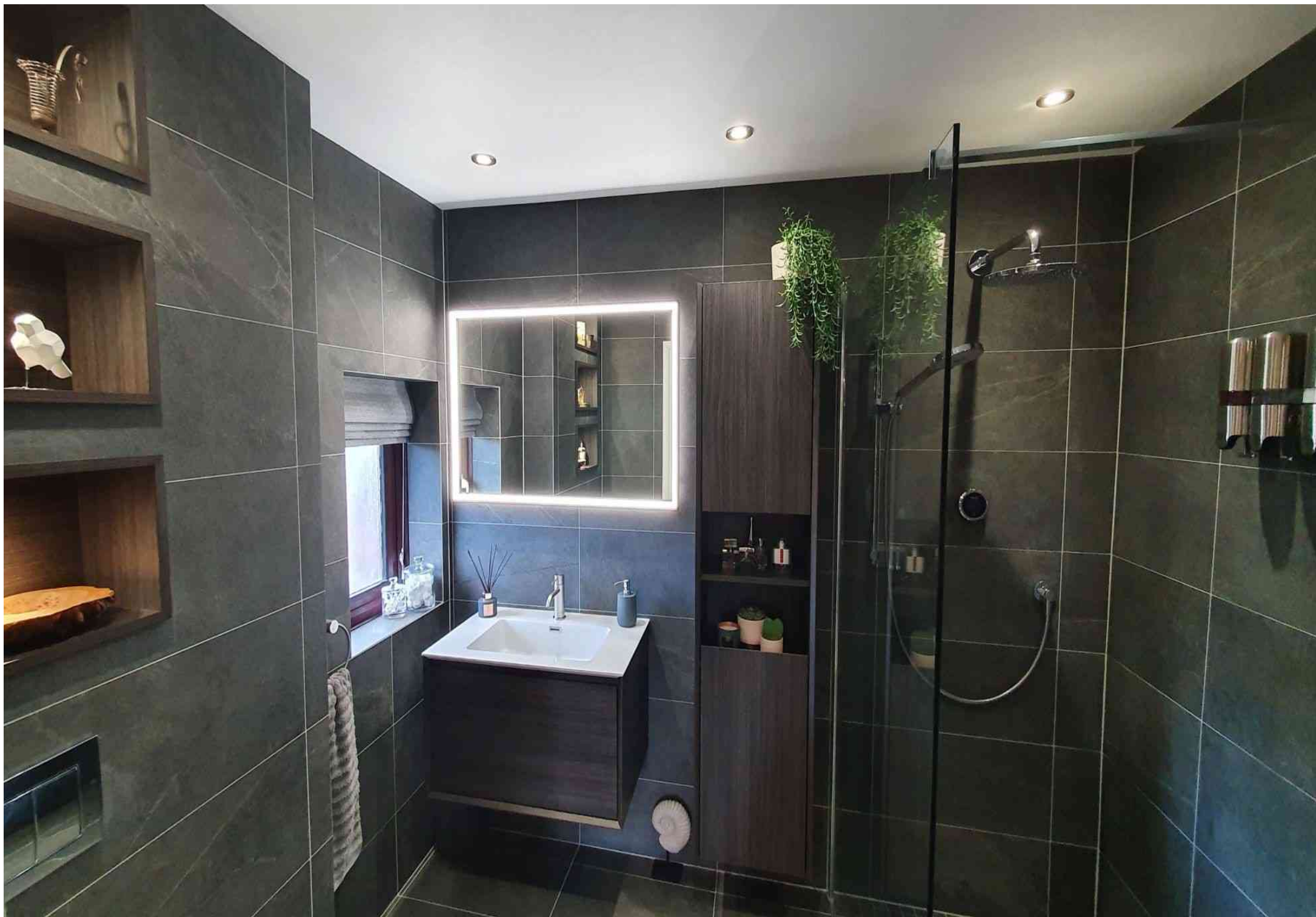
Decked area leading to block paved driveway with access to double garage. Wooden pergola covered pathway leading to large lawned area with an abundance of mature trees and shrubs borders leading to wooden fully insulated treehouse with double glazed windows. Wooden office with internet connection, power and light. Open to further lawned area perfect for growing vegetables, having chickens or somewhere for the kids to play.

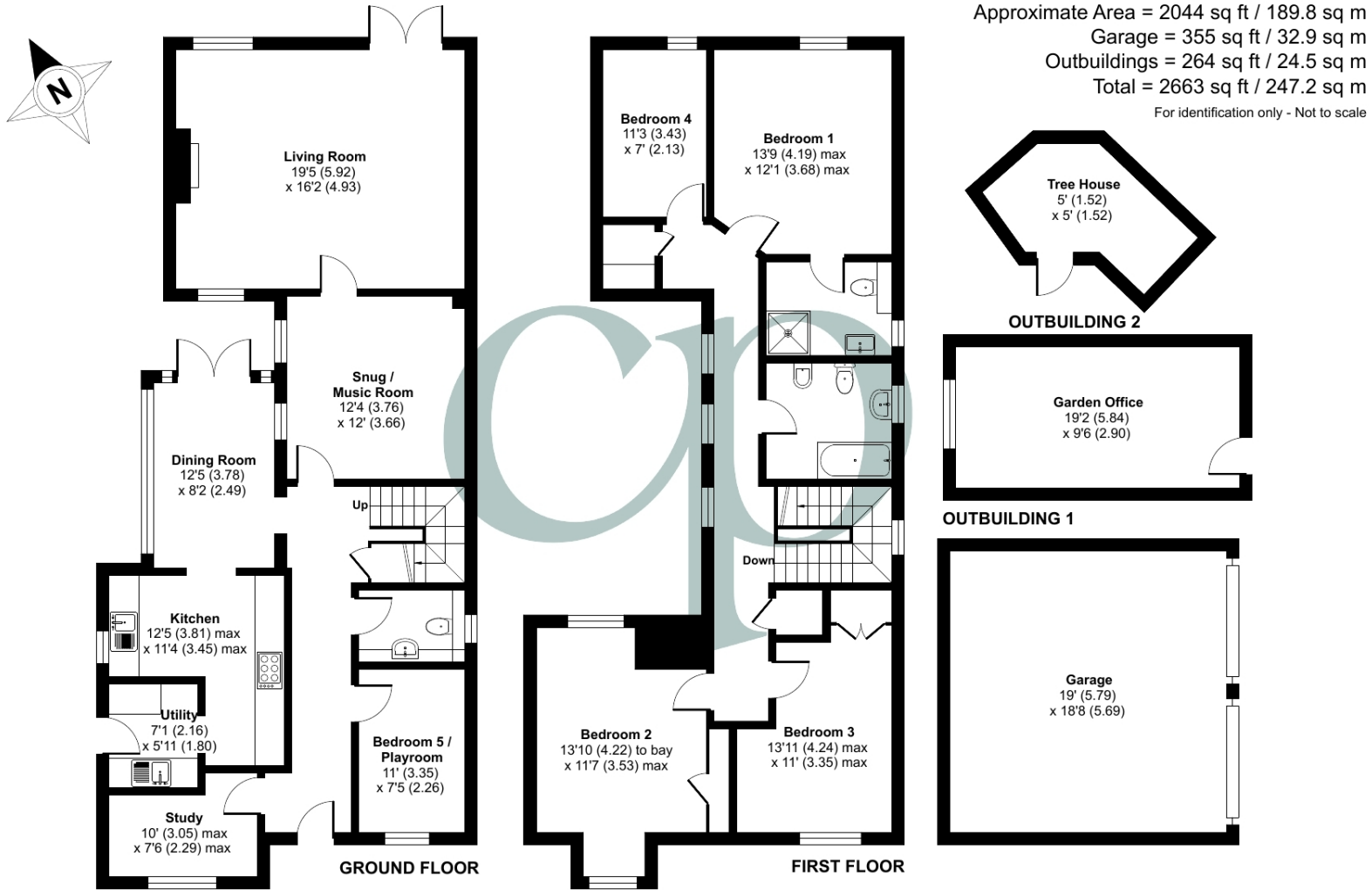
Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 014692 811822 or email: enquiries@mortgagevision.co.uk

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







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Viewing by appointment only

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