



Gregory Close, Meppershall, Shefford, Bedfordshire. SG17 5GA





4 Bedroom Detached House

£475,000 Freehold

Nestled in the picturesque village of Meppershall, lies a stunning four double bedroom family home. Its design seamlessly blends space and light to create a welcoming atmosphere. The heart of the home is a spacious family kitchen, perfect for gatherings, complete with a convenient utility room and downstairs WC, every aspect of practicality is considered. Outside, a south-facing garden bathes the home in natural sunlight. Additionally, the property boasts a garage and parking area capable of accommodating numerous cars, ensuring both convenience extra space any family.



- Four double bed family home
- Large kitchen/diner
- Quiet village location
- Utility room
- Double glazed throughout
- Good size south facing garden
- Garage
- Viewing highly recommended
- Under floor heating
- EPC rating C. Council tax band F

Ground Floor

Entrance:

Pathway leading into hallway.

Hallway:

Doors to all ground floor rooms. Stairs to first floor. Understairs storage. Tiled flooring. Double glazed window to side. Carpet stairs. Radiator.

Lounge:

Abt. 12' 11" x 11' 7" (3.94m x 3.53m) Double glazed Georgian bar window to front. Wooden flooring. Log burner.

Kitchen:

Abt. 13' 1" x 12' 2" (3.99m x 3.71m) Double glazed Georgian bar window to side. Tiled flooring throughout. Selection of wall and base units. Gas hob, eye level ovens and extractor. Display light fittings. Granite work tops with stainless steel sink and swan neck tap. Integrated dishwasher. Integrated fridge/freezer. Spotlights.

Dining Room:

Abt. 12' 8" x 11' 1" (3.86m x 3.38m) Double glazed Georgian bar windows and French doors out to patio. Tiled flooring. Spotlights. Radiator.

Utility:

Abt. 8' 9" x 6' 4" (2.67m x 1.93m) Double glazed Georgian bar window. Upvc double glazed door out to patio. Tiled flooring. Selection of base and wall units. Space and plumbing for washing machine. Spotlights. Space for under counter freezer. Stainless steel sink with taps. Door to downstairs WC with wash hand basin.

First Floor

Landing:

Hallway. Carpet as fitted. Radiator. Storage cupboard.

Bedroom Two:

Abt. 12' 11" x 11' 3" (3.94m x 3.43m) Double glazed Georgian bar windows to front. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 13' 1" x 9' 5" (3.99m x 2.87m) Double glazed Georgian bar window to rear. Radiator. Carpet as fitted.

Bedroom Four

Abt. 12' 6" x 7' 4" (3.81m x 2.24m) Double glazed Georgian bar window to rear. Radiator. Carpet as fitted.

Bathroom:

Double glazed obscure Georgian bar window to side. Tiled flooring and partly tiled walls. Heated towel rail. Suite comprising pedestal sink with mixer tap, low level flush WC and full bath with shower head over and mixer taps. Spotlights.

Second Floor

Second Floor Landing:

Stairs to second floor. Double glazed window to side.

Master Bedroom:

Abt. 13' 9" x 13' 2" (4.19m x 4.01m) Two double glazed velux windows. Eaves storage. Radiator. Carpet as fitted. Spotlights.

En-Suite:

Double glazed velux window. Suite comprising low level flush wc, pedestal sink with mixer taps and tiled shower cubicle with glass doors. Tiled flooring. Partly tiled walls. Heated towel rail. Spotlights.

External

Rear Garden:

Rear garden mainly laid with artificial grass. Patio area. Seasonal planting.

Garage:

Power and lighting. Up and over door. Side door into garage from the garden.

Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

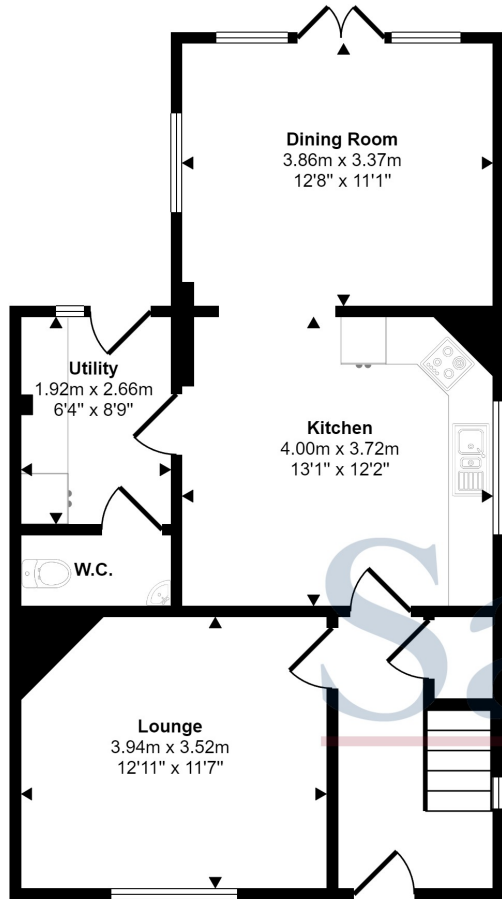




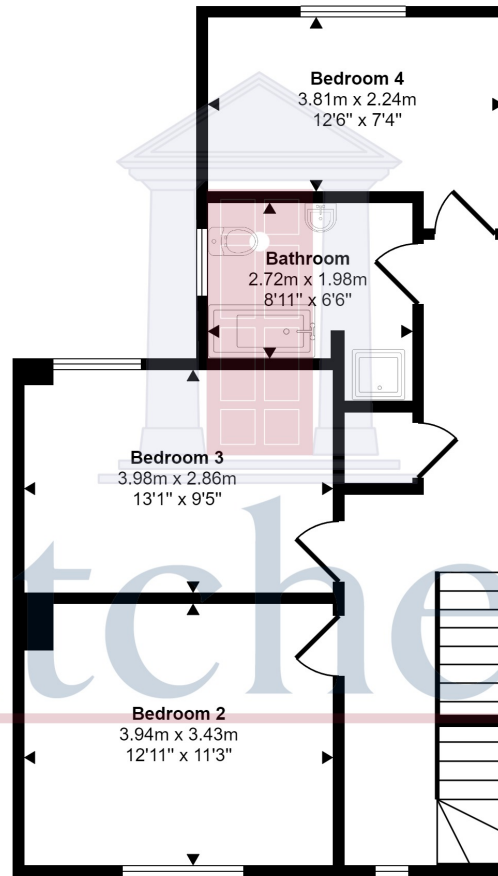
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



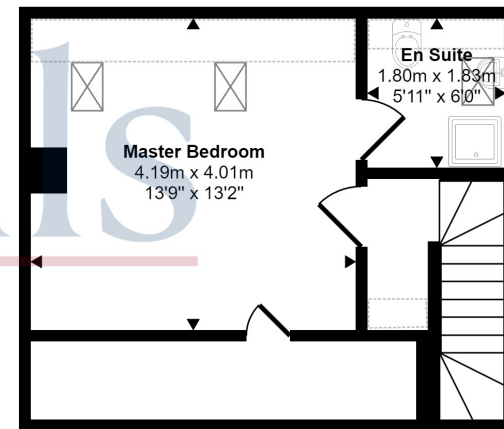
Approx Gross Internal Area
146 sq m / 1572 sq ft




Ground Floor
Approx 58 sq m / 624 sq ft



First Floor
Approx 57 sq m / 610 sq ft



Second Floor
Approx 31 sq m / 338 sq ft

 Denotes head height below 1.5m

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