



16, Buxton Close

Meppershall,
Bedfordshire, SG17 5QF

Offers in Excess of: £600,000

COUNTRY PROPERTIES
PART OF HUNTERS

This five bedroom detached family home boasts versatile and spacious family living offered in superb condition throughout. The property is situated in a quiet cul-de-sac of similar homes within the popular village of Meppershall with countryside walks on your doorstep.

- Stylish re-fitted shaker style kitchen with free standing island and many integrated appliances
- Two reception rooms and separate study
- Double garage with ample off road parking - part converted into a home office
- Useful conservatory and utility room
- Master bedroom with en suite & fitted wardrobes
- Just a short walk to village amenities including bakers, post office, convenience store, community centre, 'Sugar Loaf' pub and schooling



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator enclosed in decorative cover. Kardean wood effect flooring. Doors into living room, dining room, kitchen, study and cloakroom.

Cloakroom

Suite comprising low level wc and vanity wash hand basin. Tiled walls and flooring. Radiator. Obscure double glazed window.

Living Room

18' 8" (max) x 15' 10" (max) (5.69m x 4.83m) Feature fireplace with inset wood burning stove. Three radiators enclosed in decorative covers. Two wall lights. Kardean wood effect flooring. Double glazed patio doors opening onto rear garden.

Dining Room

12' 7" x 11' 0" (3.84m x 3.35m) Two double glazed windows to front. Two wall lights. Radiator. Kardean wood effect flooring.

Kitchen

12' 6" (max) x 12' 4" (max) (3.81m x 3.76m) Re-fitted with a range of wall and base level units with complementary wood effect worksurfaces and upstands. Inset stainless steel sink with drainer and swan neck mixer tap over. Fitted eye level 'Neff' electric double oven. Inset induction hob with stainless steel extractor over. Integrated dishwasher. Cupboard housing wall mounted gas boiler. Kickboard hoover and fan heater. Moveable peninsular island with shelving and seating area. Ceramic tiled flooring. Radiator. Two double glazed windows to front.

Utility Room

6' 8" x 6' 3" (2.03m x 1.91m) Re-fitted wall and base units with wood effect worksurfaces and inset stainless steel sink and drainer unit with mixer tap over. Space and plumbing for washing machine and tumble dryer. Ceramic tiled flooring. Double glazed window and door to side providing access to the front and rear.

Study

9' 10" x 8' 5" (3.00m x 2.57m) Double glazed double doors opening into conservatory. Under stairs storage cupboard. Radiator. Kardean wood effect flooring.



Conservatory

15' 7" (max) x 9' 2" (into bay) (4.75m x 2.79m)
Double glazed construction on a brick base with insulated roof and patio doors opening onto the rear garden. Tiled flooring.

FIRST FLOOR

Landing

Double glazed window to rear. Access to fully boarded loft space. Airing cupboard housing hot water cylinder and storage. Radiator enclosed in decorative cover.

Bedroom 1

18' 9" (max) x 12' 6" (max) (5.71m x 3.81m)
Double glazed window to rear. Radiator. Fitted wardrobes. Door into:

En-Suite Shower Room

Suite comprising low level wc, wash hand basin with cupboard under and fully tiled shower cubicle. Heated towel rail. Extractor fan. Partially tiled walls and ceramic tiled flooring.

Bedroom 2

13' 1" (max) x 10' 4" (max) (3.99m x 3.15m)
Double glazed window to front. Radiator.

Bedroom 3

11' 0" x 9' 5" (3.35m x 2.87m) Double glazed window to front. Radiator.



Bedroom 4

11' 1" x 9' 5" (3.38m x 2.87m) Double glazed window to rear. Radiator.

Bedroom 5

10' 3" x 7' 0" (3.12m x 2.13m) Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising p-shaped bath with shower over and curved glass side screen, low level wc and wash hand basin with cupboard under. Fully tiled walls and ceramic tiled flooring. Heated towel rail. Extractor fan. Obscure double glazed window to side.

OUTSIDE

Front Garden

Laid to lawn with mature flower/shrub border enclosed with picket style fencing. Block paved pathway to front door. Gated block paved driveway to side leading to double garage.

Rear Garden

South easterly aspect garden laid to lawn with paved patio area and shrub borders. Further block paved patio area to the rear. Two external lights. Personal door to garage. Gated access to front and access to the driveway.

Double Garage

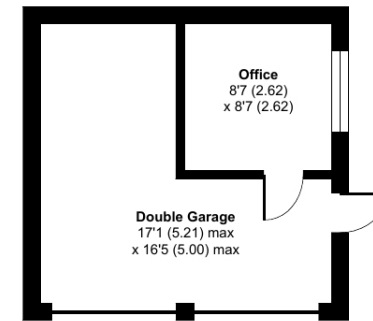
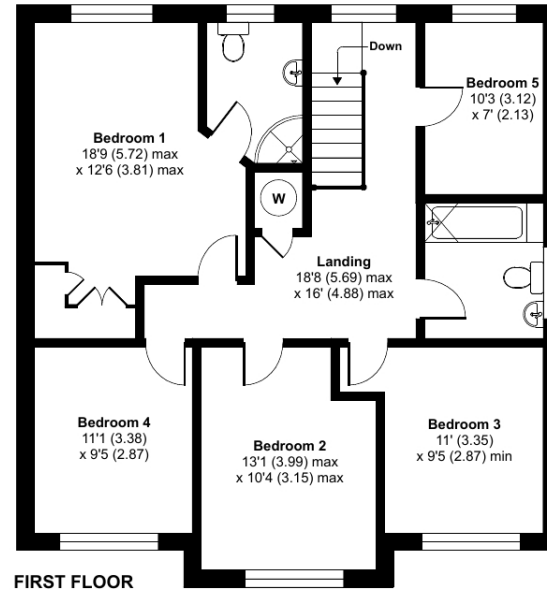
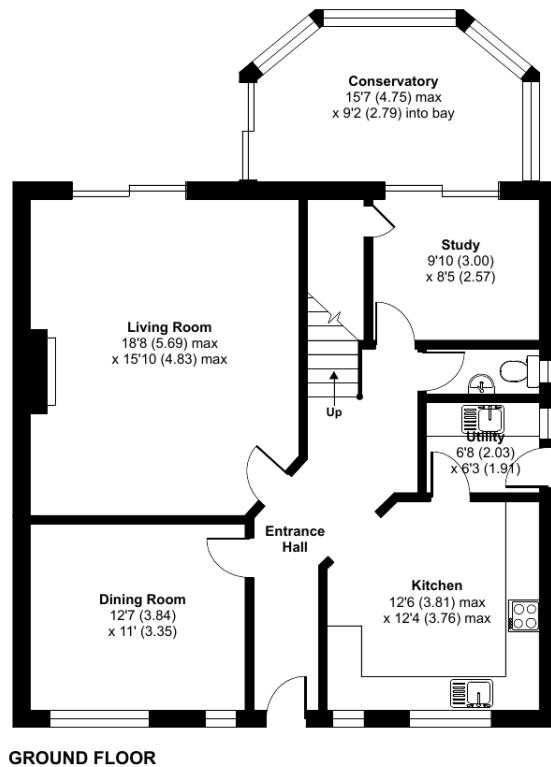
Up & over doors with power/light connected. Double glazed window to side and personal door to rear garden. Eaves storage. Converted to a home office - perfect for those wishing to work from home. Remaining garage space provides parking for one car and additional storage space.

PRELIMINARY DETAILS - NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.

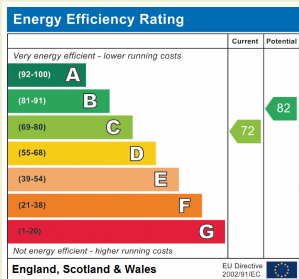




Approximate Area = 1979 sq ft / 183.8 sq m
 Garage = 283 sq ft / 26.3 sq m
 Total = 2262 sq ft / 210.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Country Properties. REF: 1001886



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.

Viewing by appointment only

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