



33, Fildyke Road

Meppershall,
Bedfordshire, SG17 5LT
£900,000

country
properties

This 1930's detached property is stunningly presented offering spacious and versatile accommodation throughout with a large landscaped rear garden, triple garage and driveway parking for several vehicles. The property is situated in this sought after location with nearby local amenities and countryside walks.

- Spacious 25ft living room with feature fireplace and patio doors opening onto the rear garden
- Ground floor study - ideal for those working from home!
- Main bedroom with a large 4-piece bathroom and doors opening onto balcony with views over the rear garden
- Meppershall has its own bakery, public house, post office, general store, new community centre and lower school
- Large 30ft kitchen/dining/family room with peninsular island and atrium roof light
- Triple garage, two converted into a music and games room
- Good size landscaped rear garden with large patio area



GROUND FLOOR

Entrance Porch

Multi pane double glazed window to front. Radiator. Oak flooring. Doors to cloakroom and entrance hall.

Cloakroom

Suite comprising low level wc and vanity wash hand basin. Polished tiled flooring. Radiator. Obscure multi pane double glazed window to front.

Entrance Hall

Stairs rising to first floor galleried landing with under stairs storage cupboard. Oak flooring. Radiator. Doors into study, kitchen/dining/family room, utility and living room.

Study

17' 3" (max) x 13' 0" (into bay) (5.26m x 3.96m) Dual aspect with multi pane double glazed window to side plus two double glazed multi pane windows, including walk-in bay window to the front. Radiator. Wood effect flooring. Victorian style timber fireplace with granite hearth and inset coal effect gas fire.

Kitchen/Dining/Family Room

30' 6" (max) x 17' 3" (max) (9.30m x 5.26m) A range of wall and base units with complementary worksurfaces and tiled brick effect splashbacks. Inset stainless steel sink with swan neck mixer tap over. Integrated Neff dishwasher. Space for American style fridge/freezer. Two integrated Neff ovens and AEG induction hob and extractor hood over. Wall mounted gas boiler enclosed in cupboard - installed in December 2023. Central pensular island with oak worksurface, cupboards and pan drawers under, and breakfast bar. Double glazed window to side. Atrium roof light. Polished tiled flooring. Two radiators. Double glazed door to side. Double glazed window with internal blind and double glazed french doors opening onto the rear garden.

Utility Room

11' 7" (max) x 5' 9" (max) (3.53m x 1.75m) A range of wall and base units with granite worksurface over. Inset stainless steel sink with mixer tap over. Space and plumbing for washing machine and tumble dryer. Large full height cupboard. Radiator. Tiled flooring. Vaulted ceiling with Velux window. Multi pane double glazed window and door to rear garden.



Living Room

25' 4" (max) x 15' 10" (max) (7.72m x 4.83m)
Dual aspect room with double glazed window to front and patio doors opening onto the rear garden. Two radiators. Oak flooring. Two wall lights. Inset wood burning stove with decorative timber surround and marble hearth.

FIRST FLOOR

Galleried Landing

Triple aspect with multi pane double glazed window to front, two multi pane double glazed windows to rear and multi pane double glazed window to side. Three wall lights. Two radiators. Airing cupboard housing hot water cylinder, with shelving.

Bedroom 1

16' 7" x 15' 10" (5.05m x 4.83m) Feature wood panelling to one wall. Two radiators. Two wall lights. Double glazed patio doors opening onto the balcony, enclosed with wrought iron railings. Door to:

En-Suite Bathroom

Re-fitted suite comprising double ended bath with shower attachment, vanity wash hand basin, low level wc and double shower cubicle. Extractor fan. Fully tiled walls and wood effect flooring. Radiator. Extractor. Access to loft space. Built-in wardrobe with sliding mirrored doors. Obscure multi pane double glazed window to front.



Bedroom 2

11' 5" x 11' 3" (3.48m x 3.43m) Dual aspect with multi pane double glazed windows to front and side. Radiator. Fitted wardrobe.

Bedroom 3

11' 3" x 10' 0" (3.43m x 3.05m) Multi pane double glazed window to front. Radiator. Fitted wardrobe.

Bedroom 4

8' 4" x 8' 0" (2.54m x 2.44m) Multi pane double glazed window to rear. Radiator.

Shower Room

Suite comprising corner shower cubicle, low level wc and vanity wash hand basin. Fully tiled walls. and wood effect flooring. Radiator. Extractor fan. Obscure multi pane double glazed window to rear.

OUTSIDE

Front Garden

Brick wall enclosed with wrought iron pedestrian gate opening to lawn area with mature well stocked flower/shrub borders and paved footpath to front door. Feature Victorian style lamppost. Wrought iron double gated access opening to block paved driveway with up/down lighters, providing parking and access to further parking and the triple garage.

Rear Garden

Large mature rear garden with block paved patio area, power points and wall lights. Steps leading down to the lawn with a variety of well stocked tree and shrub borders. Brick boundaries with wrought iron railings. Further paved patio area to the rear.

Further Parking Area

Block paved area providing parking for several vehicles and access to the triple garage. Feature lamppost. External wall lights.



Triple Garage/Outbuildings

Garage 1: Remote control up & over door. Power & light connected. Multi pane window and door to side. Door to:

Garage 2: Currently used as a music room. Fully plaster boarded with power/light connected. Door to:

Garage 3: Currently used as a games room. Fully plaster boarded with door and multi pane window to side. Access to fully boarded loft space covering all three garages.

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

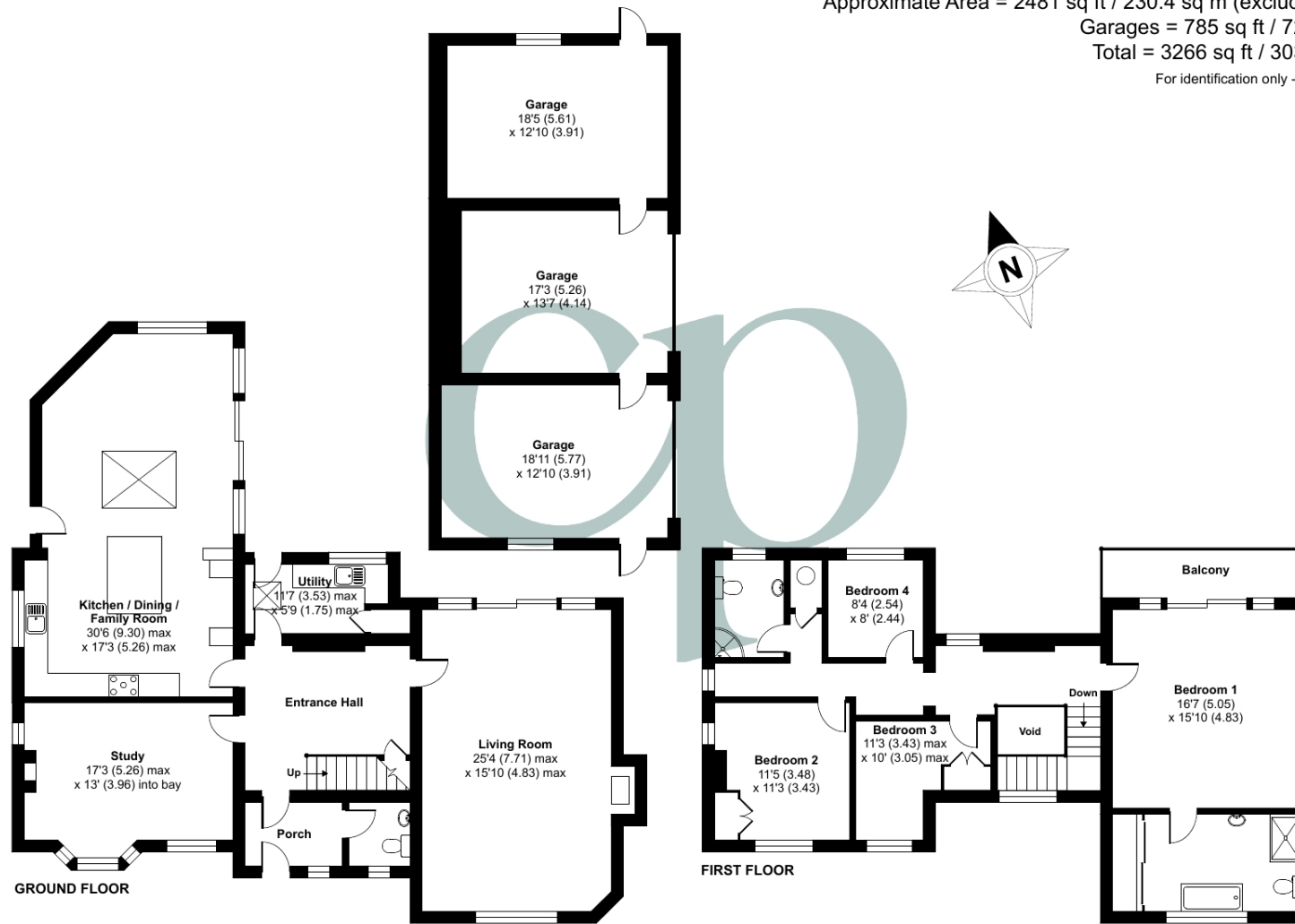


Approximate Area = 2481 sq ft / 230.4 sq m (excludes void)

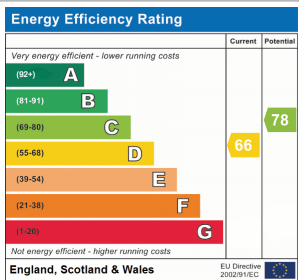
Garages = 785 sq ft / 72.9 sq m

Total = 3266 sq ft / 303.4 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). © nchecon 2024. Produced for Country Properties. REF: 1104574



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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

country
properties