



PRESTIGE & VILLAGE

UK's finest properties

57, EMERY CROFT, MEPPERSHALL, SG17 5ST



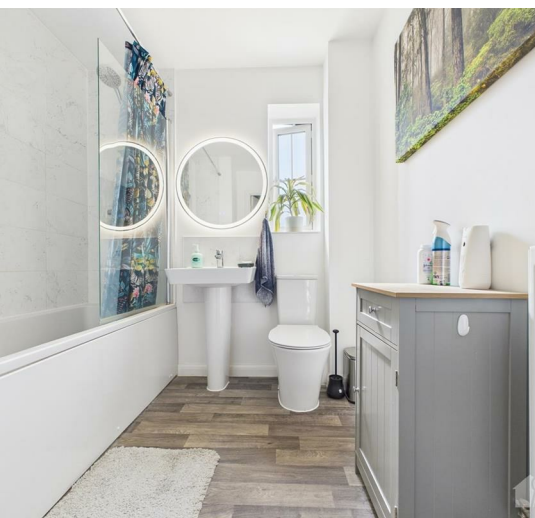
PEACEFULLY LOCATED, Newly Built (2023) and SPACIOUS TWO BEDROOM SEMI DETACHED Bungalow with Driveway for Three Cars and EV CHARGER Backing onto OPEN COUNTRYSIDE situated on the Edge of the desirable Village of Meppershall. Features include, OPEN PLAN FITTED KITCHEN, LOUNGE and DINING AREA, Two Double Bedrooms, Fitted Bathroom, Rear Garden with Newly Constructed Summer House, Gas Central Heating, 8 Years NHBC, Viewing Highly Recommended.





- Peacefully Located, Newly Built and Spacious Two Bedroom Semi Detached Bungalow
- Driveway For Three Cars with EV Charger & 8 Years NHBC
- Backing onto Open Countryside
- Situated on the Edge Of The Desirable Village Of Meppershall
- Open Plan 20ft Fitted Kitchen, Dining Area and Lounge
- Two Double Bedrooms
- Fitted Bathroom
- Rear Garden with Newly Constructed 16ft Garden Room
- Gas Central Heating
- Close to Village Amenities including Rogers, The Sugar Loaf Pub and Budgens







ENTRANCE HALLWAY

Vinyl Flooring, Smoke Alarm, Composite Door to Front Aspect, Heating Control, Loft Access, Cupboard with Consumer Unit, Single Panel Radiator.

BEDROOM TWO

Double Glazed Window to Front Aspect, Single Panel Radiator, Carpeted.

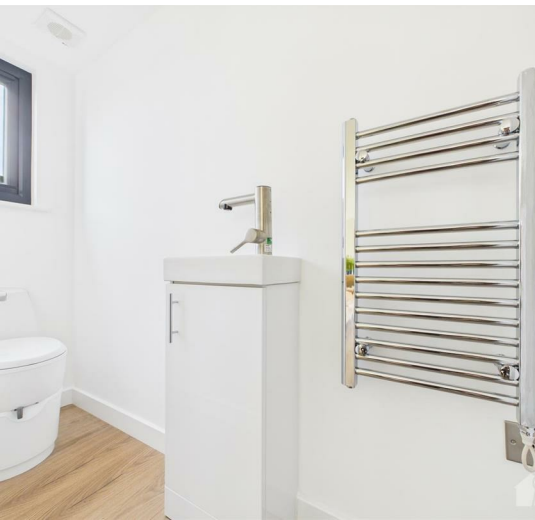


BEDROOM ONE

Carpeted, Double Glazed Window to Front Aspect, LED Spot Lighting, Smoke Alarm.

FITTED BATHROOM

Low Level WC, Vinyl Flooring, Bath and Mixer Tap with Mains Shower over, Tiled Splash Back, LED Spot Lighting, Single Panel Radiator, Double Glazed Window to Side Aspect, LED Touch Screen Mirror, Wash Basin with Tiled Splash Back.



OPEN PLAN KITCHEN, DINER AREA AND LOUNGE

Cupboards at Eye and Base Level, Roll Top Work Surfaces, Tiled Splash Back, Electric Hob and Oven, Built in Indesit Extractor Fan, Dishwasher and Washing Machine, Space for Fridge/Freezer, Wall Mounted Ideal Logic Boiler, LED

Spot Lighting, Double Glazed Window to Rear Aspect and Side Aspect, T.V Point, French Doors Opening to Garden.

GARDEN ROOM WITH LOUNGE AREA AND WC

Consumer Unit, T.V Point, Double Glazed Window to Side Aspect, T.V Point, Sliding Doors Opening to Garden, Electric Heater, Door to WC



WC - Low Level WC (Macerator), Double Glazed Window to Rear Aspect,

REAR GARDEN

Laid to Lawn, Patio Area, Outside Tap, Storage Unit, Timber Fencing.



FRONT DRIVEWAY FOR THREE CARS WITH EV CHARGER

Driveway for 3 Cars with EV Charger.

LOCAL INFORMATION

Meppershall is located a few miles from Shefford offering good amenities including Rogers Bakery, The Sugar Loaf Pub and Budgets Supermarket.





Band C

Energy Efficiency Rating		Current	Potential
Why energy efficient - lower running costs 101-125 A 81-100 B 61-80 C 41-60 D 21-40 E 1-20 F 0 G		83	97
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Why environmentally friendly - lower CO ₂ emissions 101-125 A 81-100 B 61-80 C 41-60 D 21-40 E 1-20 F 0 G			
Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC			



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

818 ft²
76 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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