



**Connells**

Emery Croft  
Meppershall Shefford



## Property Description

Situated in the desirable village of Meppershall, this beautifully presented three bedroom detached home offers spacious and versatile accommodation finished to an exceptional standard throughout.

The property is entered via a welcoming and spacious entrance hall, leading to a convenient downstairs cloakroom. The generous living room enjoys bright dual aspect layout with views to both the front and rear, while patio doors provide direct access onto the rear garden. There is a contemporary kitchen diner fitted with a range of integrated appliances and offering ample space for family dining. Further patio doors open onto the garden. The first floor features three excellent double bedrooms, including a superb principal bedroom with the added benefit of a modern en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the south-west facing rear garden is beautifully maintained boasting a generous patio area alongside a neatly kept lawn, ideal for outdoor enjoyment. Additional benefits include two covered car ports positioned to the front of the property.

An internal viewing is highly advised to fully appreciate everything this impressive home has to offer.

## Ground Floor

### Entrance Hall

Wide entrance hall with understairs storage cupboard and radiator.

### Cloakroom

Double glazed window to front aspect, wash hand basin, WC and radiator.

### Lounge

Double glazed window to front aspect, TV and internet points and radiator. Double glazed patio doors lead to rear garden.

### Kitchen Diner

Fully fitted kitchen with double glazed window to side aspect, a range of wall and base units, work surfaces with splashback, one and half bowl stainless steel sink and drainer. Integrated appliances include fridge/freezer, washing machine, dishwasher, gas hob and electric oven with cooker hood over. Double glazed patio doors lead to the rear garden.

## First Floor

### Landing

Double glazed window to rear aspect, loft access and radiator.

### Bedroom One

Double glazed window to rear aspect, built-in wardrobe and cupboard above bed, and radiator.

### En Suite

Double glazed window to front aspect, wash hand basin, walk-in shower cubicle, WC, partly tiled, shaver point, vinyl flooring and heated towel rail.

### Bedroom Two

Double glazed window to side aspect and radiator.

### Bedroom Three

Double glazed window to rear aspect and radiator.

### Bathroom

Double glazed window to front aspect, wash hand basin, bath with shower over, WC, partly tiled, vinyl flooring and heated towel rail.

## Outside

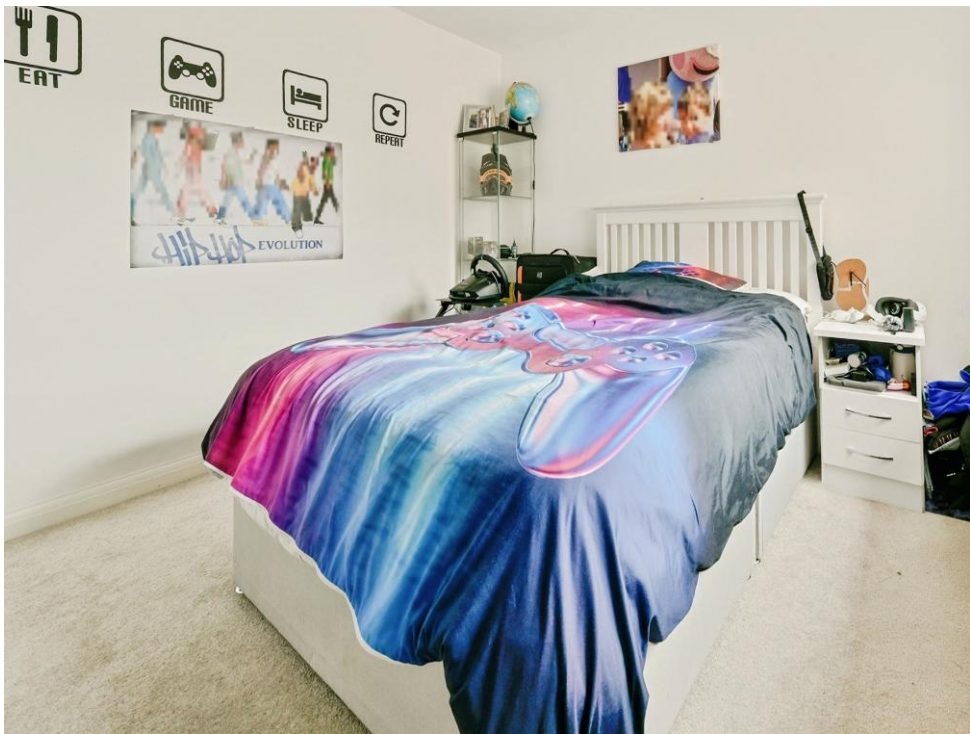
### Rear Garden

South-west facing rear garden laid to lawn with large patio area and side access.

### Parking

Two covered car ports to the front of the property.

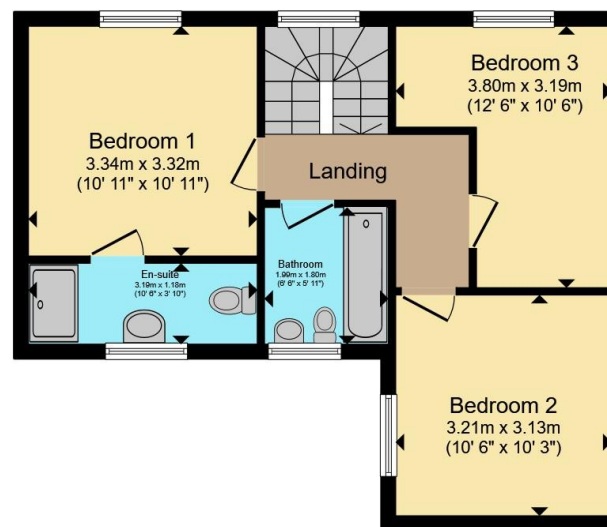








**Ground Floor**



**First Floor**

Total floor area 93.7 m<sup>2</sup> (1,008 sq.ft.) approx

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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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Property Ref: HIT308615 - 0002