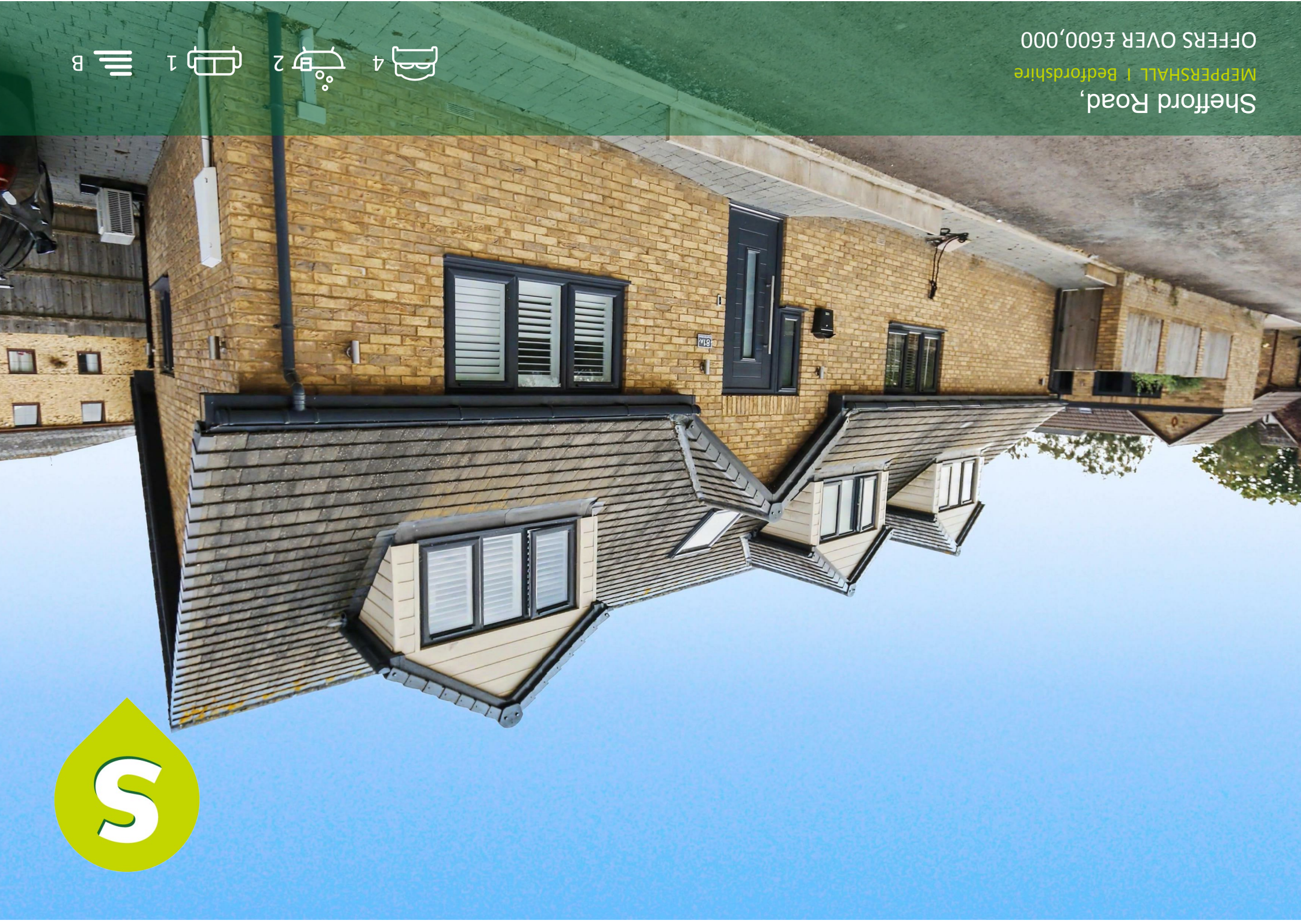

Shefford Road,

MEPPERSHALL | Bedfordshire

OFFERS OVER £600,000

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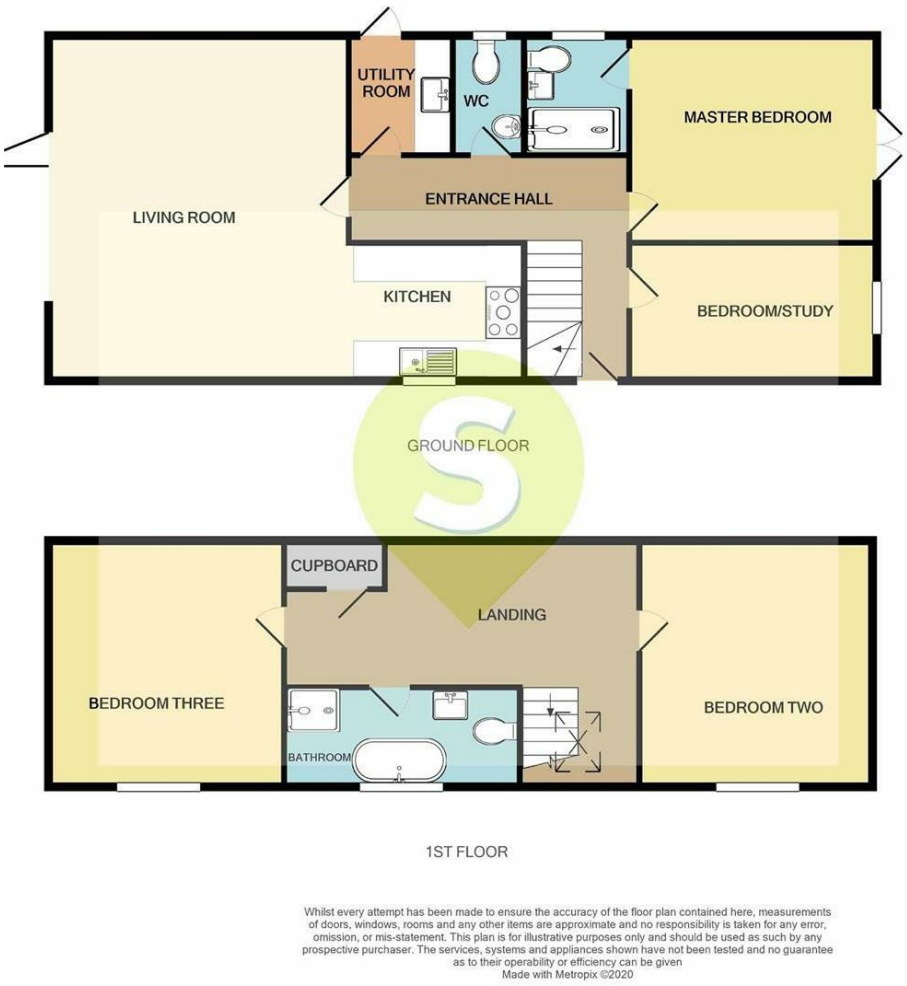
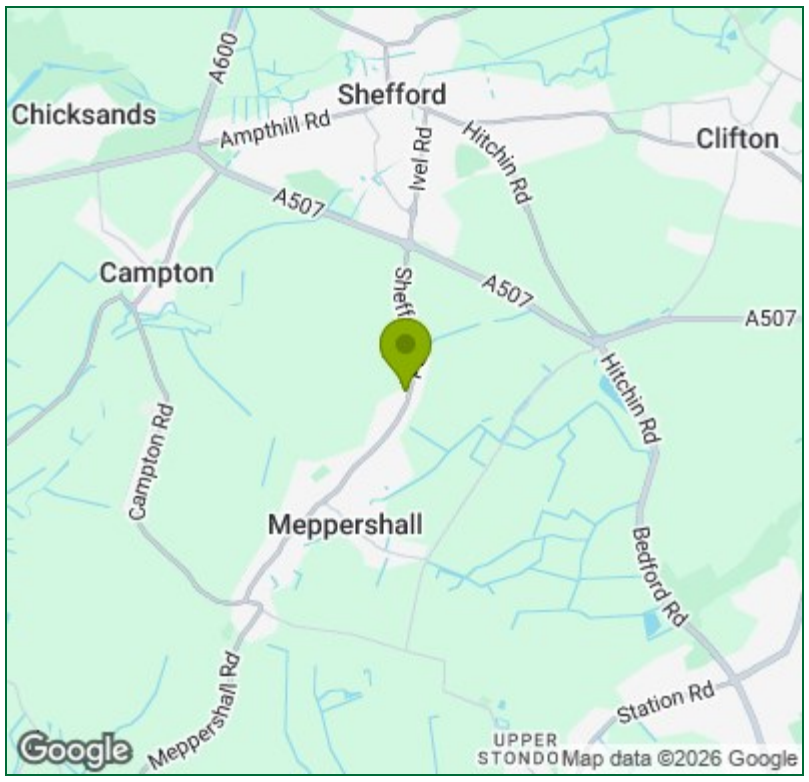
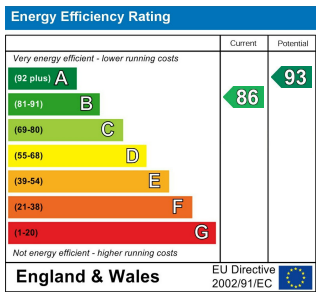
Floor Plan

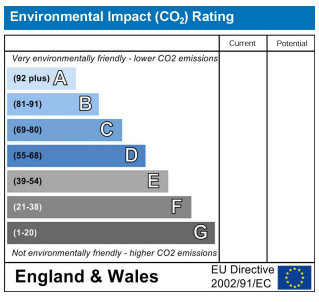


Area Map



Energy Efficiency Graph





Viewing

Please contact our Shefford Office on 01462 814087
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

22 High Street, Shefford, Bedfordshire, SG17 5DG
Tel: 01462 814087 Email: enquiries@sheridans-estates.com https://www.sheridans-estates.com

Entrance Hall
Entrance door, uPVC double glazed window to front, oak stairs with glass inserts leading to first floor, underfloor heating, alarm control panel.

Bedroom Four/Study
13'0" x 7'0"
uPVC double glazed window to front, underfloor heating, built in sliding door wardrobes.

Master Bedroom
13'0" x 11'8"
uPVC double glazed window to side with electric blind, air conditioning, underfloor heating, door to:-

En-Suite
6'9" x 5'9"
A large walk in shower with fully tiled walls and wall mounted shower, wash hand basin in vanity unit, low level w.c, heated towel rail, tiled floor, inset spotlights.

Cloakroom
White suite comprising of low level w.c, wash hand basin in vanity unit, inset spotlights, uPVC double glazed window to rear.

Utility
6'11" x 5'9"
Fitted with wall and base units with quartz work surface and matching upstands, inset stainless steel sink with mixer tap, plumbing for washing machine, cupboard housing wall mounted boiler, uPVC double glazed window to rear.

Living Room
19'2" x 16'7"
A spacious room with bi-folding doors opening onto garden, inset spotlights, Karndean flooring with underfloor heating, opening into:-

Kitchen
10'1" x 7'8"
A well fitted kitchen with a range of base and eye level units with quartz work surfaces and matching upstands, inset one and a half stainless steel sink with mixer tap, integrated "AEG" appliances including single oven, microwave oven, fridge/freezer, induction hob with stainless steel extractor hood over, dishwasher and wine cooler, Kardean flooring with underfloor heating, uPVC double glazed window to front, inset spotlights.

Landing
Velux window to front, radiator, cupboard housing hot water tank.

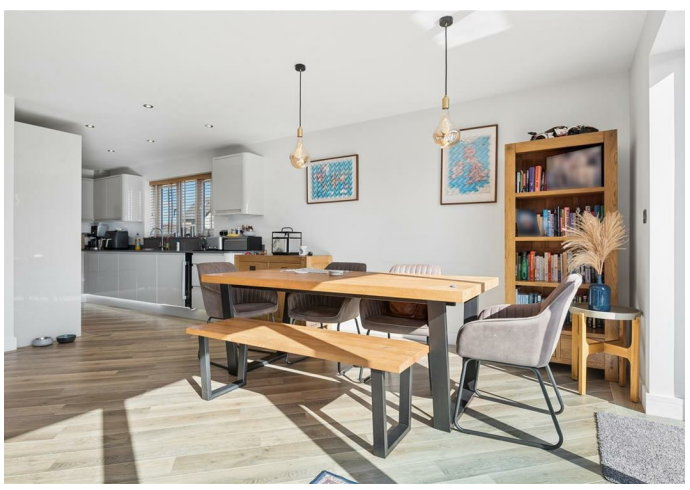
Bedroom Two
13'9" x 13'0"
uPVC double glazed window to front, radiator, eaves storage space.

Bedroom Three
13'9" x 13'0"
uPVC double glazed window to front, radiator, eaves storage space.

Bathroom
A white suite comprising of fully tiled shower cubicle with wall mounted shower, paneled bath with mixer tap, wash hand basin in vanity unit, low level w.c, heated towel rail, tiled floor, tiled walls, inset spotlights, uPVC double glazed window to front.

Front Garden
Block paved driveway providing off road parking for two cars.

Rear Garden
A fully enclosed, landscaped, south east facing sunny rear garden with paved patio and paths extending to both sides, rest laid to artificial lawn, gated access to front.

Home Office/ Gym
15'8" x 10'10"
Brick built, window to garden, French doors to garden, power and light, wall mounted heater.

Agents Notes
House alarm installed.
Underfloor heating installed to the ground floor.
Aircon units installed.
Freehold.
Council Tax band F.
EPC band B.