



9, Stocking Drive

Meppershall, Shefford,
Bedfordshire, SG17 5SN
£350,000

country
properties

This two bedroom semi detached home built by Davidsons Homes on the popular 'Woodlands Rest' is situated in the hilltop village of Meppershall in Bedfordshire. The vibrant village is home to a wealth of amenities including a village pub, restaurant, local shops and the local primary school all a short stroll away.

- Beautifully presented throughout – just move in !
- 10 year NHBC builders warranty from new
- Driveway parking for 2 x cars and Carport
- Downstairs cloakroom and upstairs family bathroom
- A short stroll to village amenities, local pub, convenience store/Post office and village hall
- Arlesey rail station with links to London, Peterborough and the North, including excellent parking facilities is a short drive away
- Dual Aspect 17ft kitchen

Kitchen/Breakfast Room

17' 6" x 10' 11" (5.33m x 3.33m) A range of base & eye level units with complementary work surfaces over. Electric oven & 4 ring gas hob with integrated extractor. Space for dishwasher Space for washer/dryer. Breakfast bar providing seating. Wood effect flooring. Radiator. Part glazed door out to rear garden. Double glazed window to front aspect. Door into Cloakroom

Cloakroom

Obscure double glazed window to rear. WC. Wall mounted wash hand basin. Radiator. Partially tiled walls.

Living/Dining Room

17' 3" x 13' 10" (5.26m x 4.22m) Double glazed window to front aspect. Radiator. French doors leading out to rear garden. Radiator.

Ground Floor

Entrance Hall

Door into Entrance hall. Stairs rising to first floor accommodation. Door into Kitchen



First Floor

Landing

Access to loft hatch. Airing cupboard, Radiator. Doors leading to all bedrooms & bathroom

Bedroom 1

13' 9" x 10' 6" (4.19m x 3.20m) Double glazed window to front. A range of built in wardrobes. Radiator. Feature panelling.

Bedroom 2

12' 7" x 10' 11" (3.84m x 3.33m) Double glazed window to front. Radiator.

Family Bathroom

Three piece suite comprising WC, pedestal wash hand basin. Panel enclosed bath with shower attachment. Separate shower cubicle. Radiator. Obscure double glazed window to rear.

Outside

Rear Garden

Paved patio area enclosed by timber fencing. Mainly laid to lawn with gated access to driveway/carport.

Front Garden

Paved pathway leading to front door. Laid to lawn with various shrub borders.

Carport

15' 9" x 10' 4" (4.80m x 3.15m) Driveway providing off road parking for 2 cars with Carport & gated access to rear.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

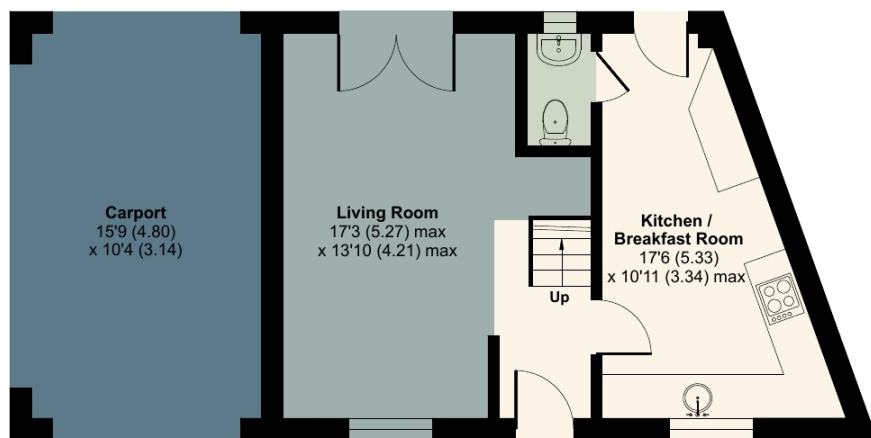
PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



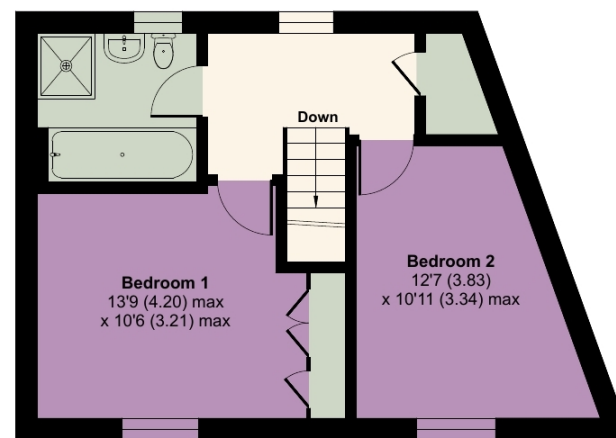


Approximate Area = 766 sq ft / 71.1 sq m (excludes car port)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2026. Produced for Country Properties. REF: 1463395



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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