



# 3, Stocking Drive

Meppershall,  
Bedfordshire, SG17 5SN

Offers in Excess of: £800,000

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properties



The 'Chesterfield' is beautifully presented five double bedroom detached executive style family home with a ground floor study and double garage. Situated on the popular 'Woodlands Rest' development in the village of Meppershall the property offers over 1900 sqft of versatile accommodation as well as being within easy reach of Arlesey or Hitchin for rail links into the city.

- Spacious 33ft kitchen/dining/family room with peninsular island
- Air conditioning installed in living room & main bedroom
- Philips Hue smart lighting throughout
- The vibrant village is home to a wealth of amenities including a popular village pub, local bakery, post office, Budgens and a village hall
- Ground floor study, fibre optic broadband to the property - ideal for those working from home
- Main bedroom with dressing area and en suite
- Local primary school, just a short walk away from Woodlands Rest



## GROUND FLOOR

### Entrance Hall

Boasting a vaulted ceiling reaching up to the first floor galleried landing. Stairs rising to first floor accommodation. Amtico flooring. Feature leaded light window to side. Alarm system that can be controlled via mobile phone. Doors into cloakroom, study, kitchen/dining/family room and double doors into living room.

### Cloakroom

Suite comprising wc and wash hand basin. Extractor. Partially tiled walls. Amtico flooring.

### Living Room

18' 11" x 13' 3" (max) (5.77m x 4.04m) Double glazed window to front. Radiator. Air conditioning unit. Digitally enabled television points thoughtfully placed at a high level and complete with pre-wired HDMI cabling.

### Playroom/Study

9' 0" x 6' 6" (2.74m x 1.98m) Double glazed walk-in bay window to front. Amtico flooring. Radiator.

### Kitchen/Dining/Family Room

33' 6" (max) x 18' 1" (max) (10.21m x 5.51m) This really is the heart of the home with a comprehensive range of wall and base units with granite worksurfaces and upstands. Fitted eye level AEG double oven and microwave/grill. Inset 5-ring gas hob with granite splashback and extractor hood over. Integrated fridge/freezer. Peninsular island with granite worktop, inset sink with granite drainer and mixer tap, storage cupboards, integrated dishwasher and wine cooler with breakfast bar. Two radiators. Dining area with two double glazed french doors, with perfect fit blinds, opening onto the rear garden. Family area with double glazed french doors, and fitted perfect fit blinds, opening onto the rear garden. Amtico flooring throughout.

### Utility Room

Base unit with stainless steel sink and drainer unit. Samsung washing machine and washer/dryer. Wall mounted gas boiler. Storage cupboard. Radiator. Double glazed door to side.





## FIRST FLOOR

### Galleried Landing

Feature vaulted ceiling with velux window. Access to loft space. Airing cupboard housing hot water cylinder. Doors to all bedrooms and bathroom.

### Bedroom 1

17' 5" (max) x 13' 3" (max) (5.31m x 4.04m)  
Double glazed walk-in bay window to front. Radiator. Air conditioning unit. Opening to:

### Dressing Room

A range of fitted wardrobes. Door into:

### En-Suite Shower Room

Suite comprising double shower enclosure, pedestal wash hand basin and low level wc. Partially tiled walls and tiled flooring. Shaver point. Extractor fan. Obscure double glazed window to side.

### Bedroom 2

12' 2" (max) x 10' 5" (3.71m x 3.17m) Double glazed window to rear. Radiator. Built-in wardrobes.

### Bedroom 3

13' 1" (max) x 8' 8" (max) (3.99m x 2.64m)  
Currently set up as a gym. Double glazed window to front. Radiator.





## Bedroom 4

11' 11" x 8' 8" (3.63m x 2.64m) Double glazed window to rear. Radiator.

## Bedroom 5

10' 5" x 8' 8" (3.17m x 2.64m) Currently used as a study. Double glazed window to rear. Radiator. Wood effect flooring.

## Family Bathroom

Four piece suite comprising shower cubicle, panel enclosed bath, pedestal wash hand basin and low level wc. Partially tiled walls and tiled flooring. Extractor. Obscure double glazed window

## OUTSIDE

### Front Garden

Laid to gravel with mature shrubs and central pathway to front door. Two external lights. Driveway to side providing off road parking for 3-4 cars, and access to the garage. Gated access to rear garden. Further parking spaces available directly opposite the property.

### Rear Garden

Laid mainly to lawn with paved patio and mature shrub and tree borders. External light. Gated access to front.

### Double Garage

17' 7" x 16' 9" (5.36m x 5.11m) Up & over doors to front.

### AGENT NOTE:

The owner advises there is a management company currently being set up, this will be up and running once the development is complete.

We would recommend any buyer confirm this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED  
AND MAY BE SUBJECT TO CHANGE



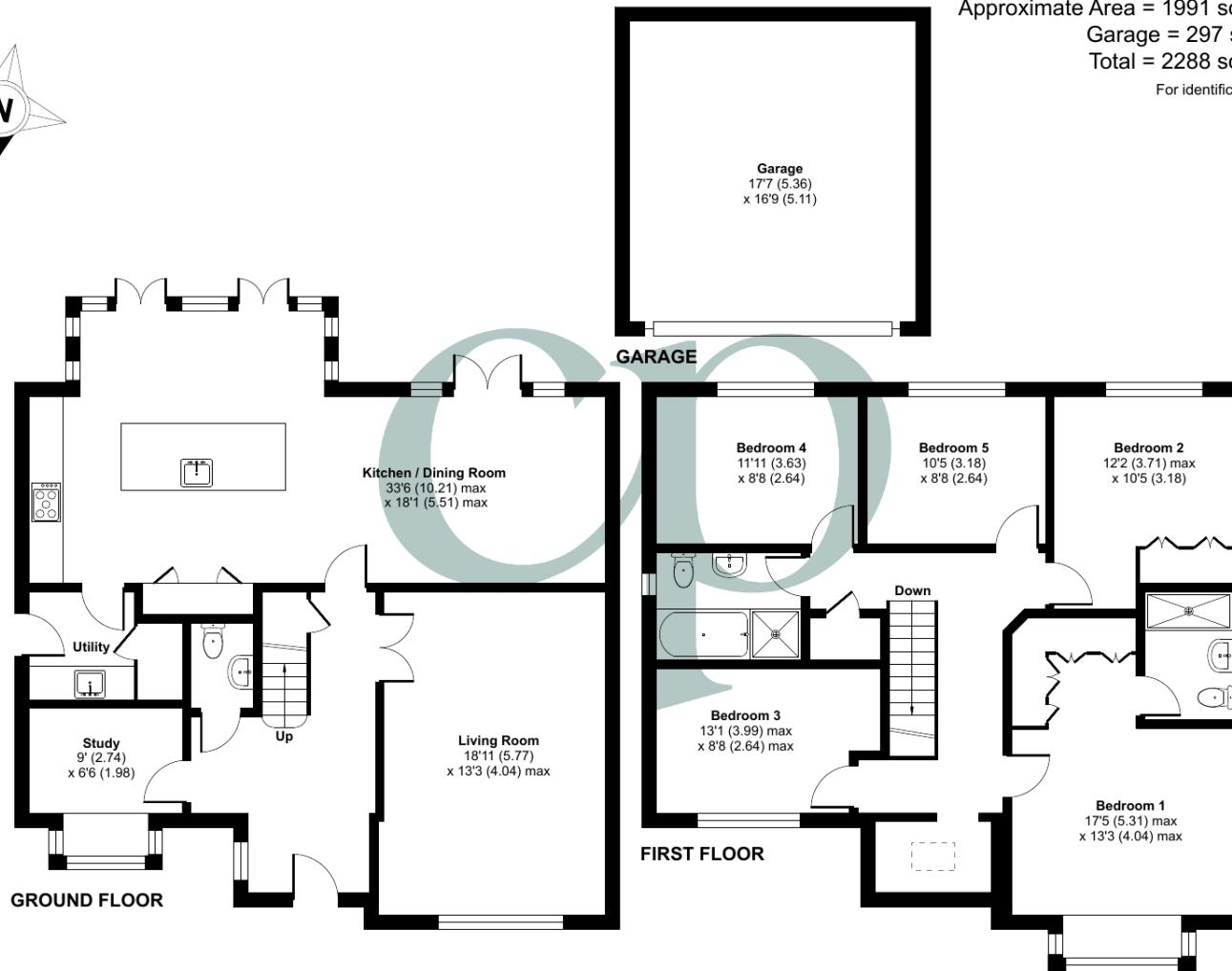




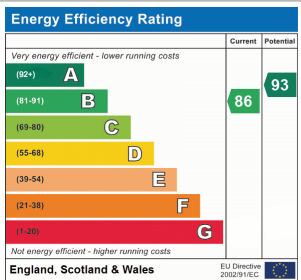




Approximate Area = 1991 sq ft / 184.9 sq m  
 Garage = 297 sq ft / 27.5 sq m  
 Total = 2288 sq ft / 212.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Country Properties. REF: 1105047



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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