



9, Fildyke Road

Meppershall, Shefford,
Bedfordshire, SG17 5LT

Offers in excess of £425,000

country
properties

Make your mark on this three double bedroom home in the popular village of Meppershall. With scope to further extend/adapt the current layout, subject to the necessary planning consents. Open house viewings on Saturday 8th March 2025 & Sunday 9th March 2025 - please call to book your appointment.

- OFFERED WITH NO UPWARD CHAIN
- Generous mature, private, rear garden with workshop
- Gas central heating and double glazed windows
- A short drive to Arlesey & Hitchin station providing rail links into London
- Scope to adapt/extend the current layout - subject to the necessary planning consents
- Three double bedrooms - bedrooms one and three with built in wardrobes
- Front garden & driveway providing off road parking x 3-4 cars
- A short stroll to local amenities, Budgens/Post Office, Community Centre, highly regarded schools and village pub



Ground Floor

Entrance Hall

Entrance door. Under stair storage cupboard. Radiator. Door into lounge, kitchen, dining room. Stairs rising to first floor.

Living Room

15' 0" x 10' 7" (4.57m x 3.23m)
Large half bay window plus small double glazed window to front. Radiator. Feature brick fireplace with freestanding electric fire with tiled hearth.

Dining Room

13' 0" x 11' 0" (3.96m x 3.35m)
Feature fireplace with wooden surround and marble effect hearth. Double glazed window to rear. Part glazed door to Family room/Study.

Family Room/Study

9' 8" x 7' 1" (2.95m x 2.16m) Dual Aspect obscure high level windows. Previously used as a wet room subject to necessary consents could be converted into a study/family room.

Kitchen

10' 5" x 7' 11" (3.17m x 2.41m) A range of base level units with complementary work surfaces over. Stainless steel sink and drainer unit with mixer tap over. Pantry cupboard. Space for fridge freezer. Space for washing machine. Space for electric oven. Wall mounted gas boiler. Double glazed window to rear with part glazed door to side.



First Floor

Landing

Window to front. Loft hatch.
Doors to all bedrooms and
bathroom.

Bedroom 1

13' 1" x 12' 9" (3.99m x 3.89m)
Double glazed window to rear.
Radiator. Range of built-in
wardrobes.

Bedroom 2

13' 1" x 9' 0" (3.99m x 2.74m)
Large half bay window to front.
Radiator.

Bedroom 3

10' 1" x 9' 7" (3.07m x 2.92m) Two
double glazed windows to rear.
Range of built-in wardrobes.



Family Bathroom

Obscure double glazed window to side. Three piece suite comprising panel enclosed bath, pedestal wash hand basin, wc. Radiator.

Outside

Front Garden

Enclosed by dwarf wall. Large shingled driveway providing off road parking for 3-4 cars leading to further hard standing which would provide further off road parking. Laid mainly to lawn with mature shrub borders. Gated access to rear garden.

Rear Garden

A large fully enclosed garden with raised patio area. Laid mainly to lawn. Private mature garden with mature flower, shrub and tree borders.

Outbuilding/Workshop

14' 10" x 9' 1" (4.52m x 2.77m)
Brick construction with power and light. Obscure double glazed window and 2 windows to side.

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.

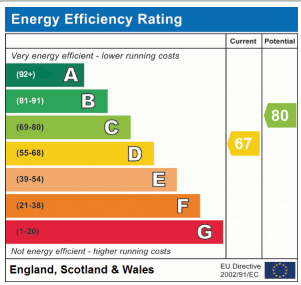




Approximate Area = 1099 sq ft / 102.1 sq m
Outbuilding = 135 sq ft / 12.5 sq m
Total = 1234 sq ft / 114.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1247353



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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

country
properties