





# Mepham Road, Wootton, Bedford

Offers Over £300,000 Freehold

3 bedroom terraced house for sale

## Description

Located right on the edge of sprawling fields in the popular village of Wootton, this mid-terrace property is a fantastic family or first-time home, coupled with attractive gardens to both the front and rear. Wonderfully maintained and neatly presented, the residence provides good-sized living space, yet with scope and opportunity to update and improve to individual preference.

The location affords easy, quick access to schooling, a range of amenities, road networks, and Bedford's town centre and mainline station in just 10-15 minutes. Set in one of Wootton's earlier developments, the house is stepped forward from its left-hand neighbours at the end of a quiet road, where there's ample parking to the private driveway at the rear, as well as on the street to the front.

The beautifully planted frontage is a fabulous start to the plot, with a path through fragrant lavender and pretty flowers bringing you to the house itself. The lengthy hallway benefits from built-in cupboards and an understairs alcove to tidy away shoes and supplies, hardwood tiled flooring, and matching wooden doors to the cloakroom, kitchen and living room.

Extensively fitted with cupboards and drawers, the kitchen allows for plentiful storage for everything you could need for cooking (and cleaning), along with a breakfast bar and loads of worktop space for whatever you're preparing. The sink is situated under the window, for a nice outlook over the front garden whilst washing up. There's space for all your white goods, with an integrated oven, hob and dishwasher already in place.

To the back of the abode is the living room, which is over 17' wide. There's a lovely central fireplace with wood surround, and lots of light coming from the south-facing window to the rear. A door leads into the conservatory, where there's an even brighter ambience from the panoramic windows. French doors open onto the garden for indoor-outdoor living—the owners use this additional room as a dining space, but it introduces flexibility as a playroom, garden room, etc.

To the first floor, the first and second bedrooms are doubles, and both have built-in wardrobes with sliding doors. The third bedroom is a generous single, but would also work very well as an office. With great potential to modernise, the fully-tiled family bathroom has a three-piece white suite with chrome fittings, including a wc, sink, and tile-enclosed bath with shower over. There's further storage for towels, etc. to the useful airing cupboard on the landing.



A real highlight here is the south-facing rear garden. Directly from the conservatory is a slightly raised deck, a delightful enclosed spot to relax. A block paved area separates the deck from the neat lawn, which is bordered by lush, mature planting to one side. A path leads to the gated driveway tucked away at the end, where there's also capacity for multiple sheds.

With all on offer inside, outside, and in its surrounding location, this house is a truly tremendous home.

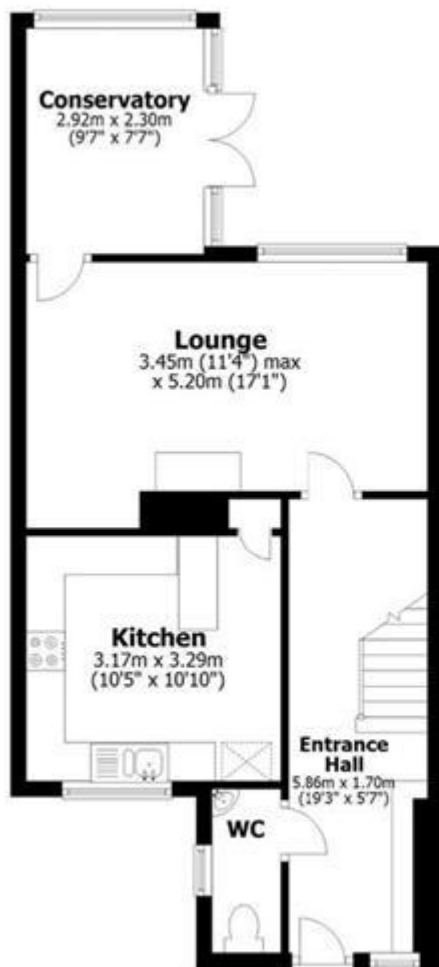
Tenure: Freehold

## **Tenure**

Freehold

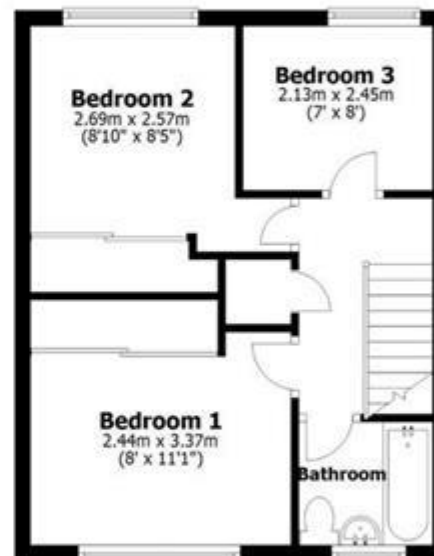
### Ground Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



### First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 81.8 sq. metres (880.6 sq. feet)

This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them. James Kendall Estate Agents  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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