



**The Hazel**  
34, Pomona Way, Shefford,  
Bedfordshire, SG17 5JB  
£394,995





**\*\* 5% gifted deposit of £19,750 towards your purchase \*\*** This brand new three bedroom property built by 'Bovis Homes' is situated on the popular 'Hillfoot Fields' development on the edge of Shefford with countryside walks on your doorstep.

- Fully integrated kitchen/diner with double doors opening onto the rear garden
- Separate living room
- Ground floor cloakroom
- Bedroom 1 with en-suite shower room
- Off road parking for two cars
- Rental value approx £1,600 PCM
- Well regarded local schooling
- NHBC 10 year builders guarantee

## GROUND FLOOR

### Entrance Hall

Wood effect flooring. Radiator. Stairs rising to first floor accommodation. Door into:

### Living Room

13' 8" (max) x 12' 0" (max) (4.17m x 3.66m)  
Double glazed window to front. Radiator. Door into:

### Inner Lobby

Wood effect flooring. Understairs storage cupboard. Door into cloakroom. Opening to kitchen/dining room.

### Cloakroom

Low level flush wc and pedestal wash hand basin with tiled splashback. Wood effect flooring. Radiator. Extractor. Obscure double glazed window to side.

### Kitchen/Dining Room

16' 11" x 9' 8" (5.16m x 2.95m) A range of wall and base units with marble effect worksurfaces and upstands. Inset electric oven and gas hob with stainless steel splashback and stainless steel extractor over. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Integrated dishwasher and washing machine. Integrated fridge/freezer. Cupboard housing wall mounted gas boiler. Radiator. Wood effect flooring. Double glazed window and french doors opening onto the rear garden.

## FIRST FLOOR

### Landing

Access to loft space. Doors into all bedrooms and bathroom.

### Bedroom 1

13' 8" (max) x 10' 9" (max) (4.17m x 3.28m)  
Double glazed window to front. Radiator. Door into:



## En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and pedestal wash hand basin. Extractor. Wood effect flooring. Shaver point. Partially tiled walls and wood effect flooring. Obscure double glazed window to front.

## Bedroom 2

11' 5" (max) x 9' 8" (max) (3.48m x 2.95m)  
Double glazed window to rear. Radiator.

## Bedroom 3

11' 4" (max) x 7' 0" (max) (3.45m x 2.16m)  
Double glazed window to rear. Radiator. Storage cupboard.

## Bathroom

Suite comprising panel enclosed bath with shower over and glass side screen, wash hand basin and low level flush wc. Heated towel rail. Extractor. Partially tiled walls and wood effect flooring. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

External light. Laid mainly to lawn with paved pathway to front door and parking area.

### Rear Garden

Laid to lawn with paved patio area and footpath to rear. Timber shed. Gated access to parking area to the side.

## Parking

Paved driveway providing off road parking for two cars.

## AGENT NOTE:

We understand there is an estate charge of approximately £186 per annum, payable to Alexander Faulkner Partnerships to cover the upkeep of the open public spaces and play area.

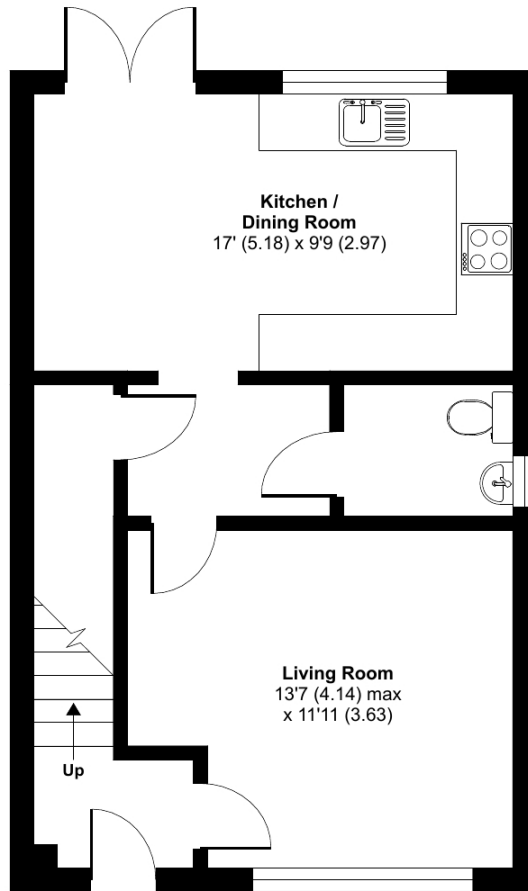
We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

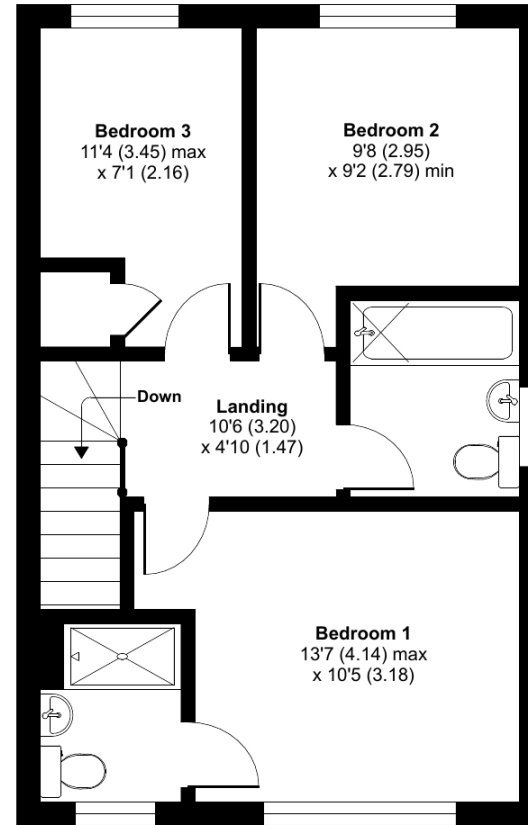


Approximate Area = 936 sq ft / 87 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 962282



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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