19, Roosevelt Avenue

Shefford,
Bedfordshire, SG17 5UR
O.I.E.O £385,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set in a popular location this three double bedroom detached home is located just a short stroll into Shefford town centre.

- Three double bedrooms
- Spacious 18ft lounge with walk-in bay window
- Useful utility and cloakroom
- Master bedroom with built-in wardrobes, feature arched windows and en-suite shower room
- Single garage with power/light connected and driveway parking to front
- Just a short stroll into Shefford town centre

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with understairs storage cupboard. Doors into lounge, dining room, kitchen and cloakroom.

Cloakroom

Suite comprising low level flush wc and wash hand basin. Radiator. Obscure double glazed window to side.

Lounge

18' 5" x 11' 3" (5.61m x 3.43m) Dual aspect room with walk-in bay window to front and feature arch window to side. Two radiators. Feature fireplace with timber surround and marble hearth with gas fire inset.

Dining Room

12' 5" x 8' 5" (3.78m x 2.57m) Double glazed sliding doors opening onto rear garden. Radiator.

Kitchen

12' 3" x 9' 1" (3.73m x 2.77m) A range of wall and base units with rolled edge worksurfaces and tiled splashbacks. Integrated eye level double oven and grill. Four ring gas hob with extractor over. Space and plumbing for dishwasher. Inset ceramic one & half bowl sink with drainer and mixer tap over. Space for fridge. Radiator. Double glazed window to rear. Door into:

Utility Room

Stainless steel sink and drainer unit. Space and plumbing for washing machine. Wall mounted gas boiler. Door to side access.

FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder. Radiator. Access to boarded loft space with ladder. Doors into all rooms.

Master Bedroom

15' 8" x 11' 3" (4.78m x 3.43m) Three feature double glazed arched windows to front. Fitted wardrobes. Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising double shower enclosure, low level flush wc and pedestal mounted wash hand basin. Radiator. Obscure double glazed window to side.

Bedroom 2

12' 5" x 9' 9" (3.78m x 2.97m) Double glazed window to rear. Radiator.

Bedroom 3

12' 5" x 8' 5" (3.78m x 2.57m) Double glazed window to rear. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath, low level flush wc and pedestal mounted wash hand basin. Part tiled walls. Radiator. Obscure double glazed window rear.

OUTSIDE

Front Garden

Shrub borders to front with driveway providing off road parking for two cars. Gated access to rear garden.

Rear Garden

Laid mainly to lawn with paved patio area and mature shrub borders. Enclosed with wood panel fencing with gated access to side. Timber shed to remain. Double glazed personal door to garage.

Garage

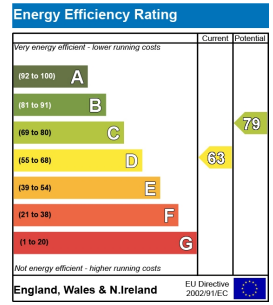
Up and over door with power/light connected. Double glazed personal door into rear garden.

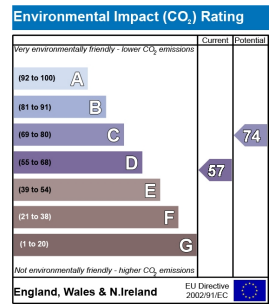
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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

GROUND FLOOR
780 sq. ft. (72.4 sq. m.) approx.

1ST FLOOR
555 sq. ft. (51.6 sq. m.) approx.





TOTAL FLOOR AREA : 1334 sq. ft. (124.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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