



Hitchin Road, Shefford, Bedfordshire. SG17 5JA







## 4 Bedroom Detached House

### Guide Price £575,000 Freehold

NEW to the market is this delightful four double bedroom family home in Shefford within walking distance to 'Samuel Whitbread school'. This property has been modernised throughout and comes with its own self-contained ANNEXE.

- Four double bedrooms
- Self-contained annexe with shower room
- Large driveway for multiple vehicles
- Desirable location within walking distance to Samuel Whitbread school
- Potential to extend ( STP)
- Backing onto open fields
- Walking distance to Shefford town centre
- South-westerly facing garden
- Modernised throughout
- EPC rating D. Council tax band E

## **Ground Floor**

### **Entrance Porch/Hallway:**

Entrance porchway with annexe to your right and main house to your left. WC and stairs leading upstairs.

### **Dining Area:**

Abt. 14' 1" x 12' 1" (4.29m x 3.68m) Laid with wooden flooring. Large window looking out to the front. Entrance to kitchen and lounge.

### **Kitchen:**

Abt. 20' 4" x 7' 9" (6.20m x 2.36m) Stone tiled flooring with a range of fitted units including stainless steel sink wash basin with plumbing for additional home appliances. Sliding door and breakfast bar to rear.

### **Lounge:**

Abt. 16' 0" x 13' 0" (4.88m x 3.96m) Carpeted with feature fireplace and double doors leading onto the rear garden.

### **Annexe:**

Abt. 16' 1" x 15' 0" (4.90m x 4.57m) Laid with wooden flooring with shower en-suite bathroom and rear door to garden.

## **First Floor**

### **Principal Bedroom:**

Abt. 12' 0" x 11' 11" max (3.66m x 3.63m) Laid to carpet with radiator, fitted curtains and full length wardrobes.

### **Bedroom Two:**

Abt. 11' 9" x 10' 10" (3.58m x 3.30m) Laid to carpet with radiator, fitted curtains and full length wardrobes.

### **Bedroom Three:**

Abt. 10' 5" x 8' 9" (3.17m x 2.67m) Double room laid to carpet. Radiator, fitted cupboard storage and fitted curtains.

### **Bedroom Four:**

Abt. 10' 4" x 6' 1" (3.15m x 1.85m) Laid to carpet with radiator and fitted curtains.

### **Family Bathroom:**

Three piece suite comprising fitted bath-tub, low level flush wc and sink wash basin.

## **Outside**

### **Front Garden:**

Paved driveway for multiple vehicles with a grass lawn area border by shrubs and hedgerow.



**Rear Garden:**

Mainly laid to lawn with a patio seating area.

**Additional Information****About The Area:**

The market town of Shefford has everything you need for day-to-day living including a Morrisons supermarket, Co-op convenience store, library, post office, good range of independent shops and businesses, pubs, restaurants, cafes, excellent schools and plenty of parks, open spaces and riverside walks. Arlesey mainline railway station is only a short drive away and the road links are superb with both the A1 and M1 being easily accessible.

**Agents Note:**

Draft particulars yet to be approved by the vendor and may be subject to change.

**Anti-Money Laundering (AML):**

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





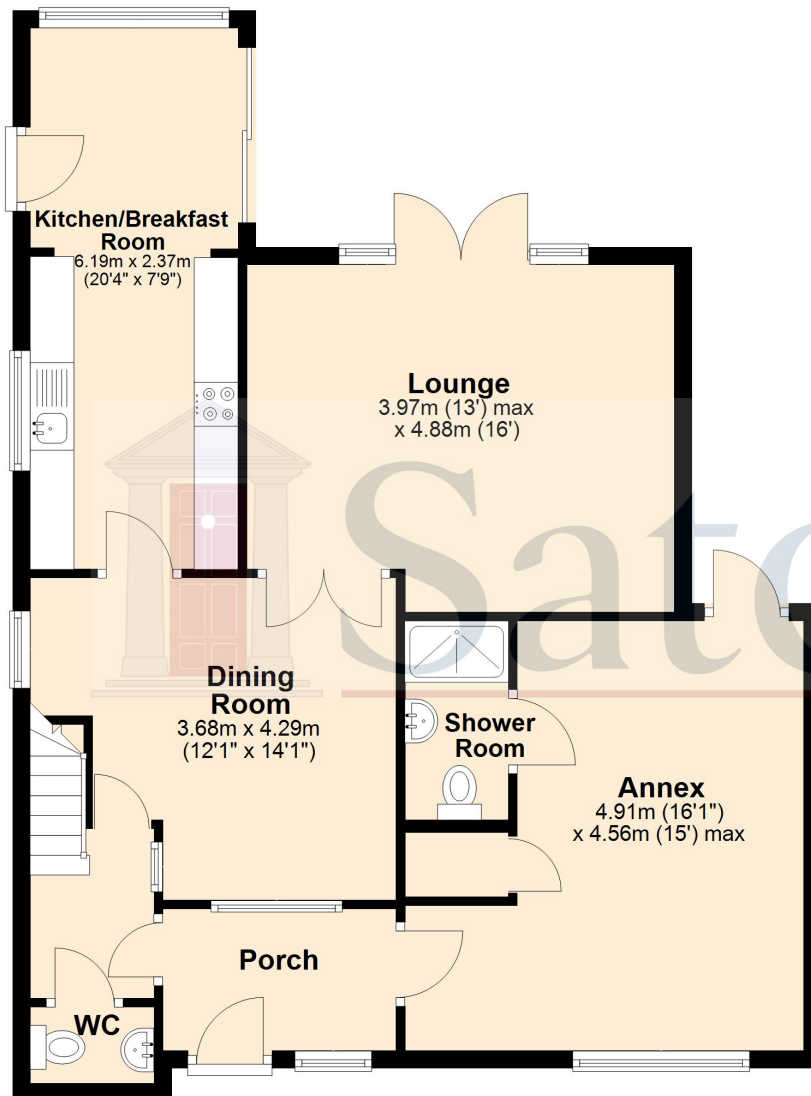


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

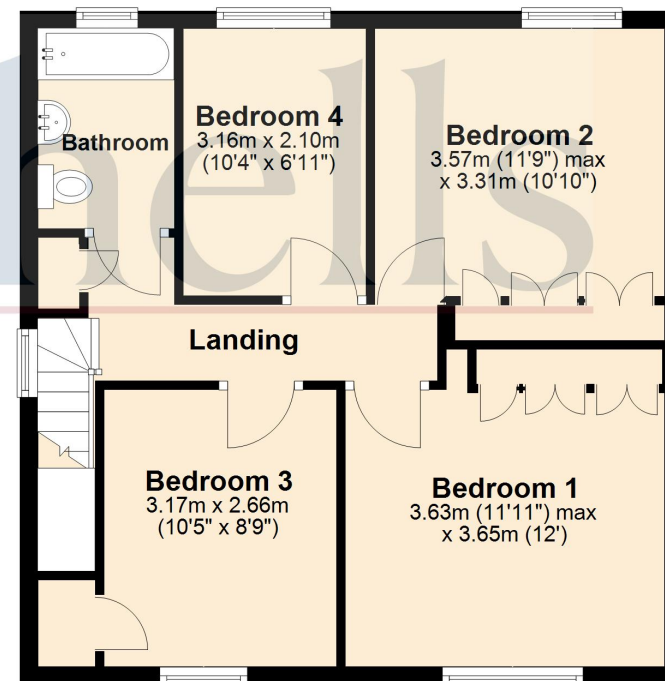




## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.