



2 , Beacon Close

Shefford,  
Bedfordshire, SG17 5ZE  
£475,000

COUNTRY PROPERTIES  
PART OF HUNTERS



Set in a small close of just five homes, this well presented three bedroom detached home boasts a tandem garage and sunny south facing rear garden.

- Spacious 25ft living/dining room with feature wood burning stove
- Ground floor study - ideal for those working from home!
- Stylish fully integrated kitchen
- Three en-suite bedrooms
- Solar panel hot water system
- Sunny southerly aspect rear garden
- Tandem garage with power/light and off road parking to the front

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Oak flooring. Radiator. Storage cupboard. Doors into kitchen, living/dining room, study and cloakroom.

### Cloakroom

Suite comprising low level flush wc with concealed cistern and wall mounted wash hand basin. Fully tiled walls and ceramic tiled flooring. Obscure double glazed window to side.

### Study

Double glazed window to front. Oak flooring. Radiator.

### Living/Dining Room

Feature fireplace with inset wood burning stove, slate hearth and wood mantle over. Two radiators. Double glazed window and patio doors with fitted shutters, opening onto the rear garden.

### Kitchen

A range of wall and base level units with marble effect worksurfaces and upstands with tiled splashbacks. Built in oven and electric hob with stainless steel extractor hood over. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Integrated fridge/freezer, washing machine, dishwasher and microwave. Radiator. Double glazed window to front and obscure double glazed door to side.

## First Floor

### Landing

Cupboard housing heating & solar panel controls with storage. Double glazed window to side. Radiator. Doors to all bedrooms.

### Bedroom 1

A range of fitted wardrobes. Double glazed window to rear with fitted shutters. Radiator.





## En-Suite Shower Room

Suite comprising shower cubicle, low level flush wc with concealed cistern and wall mounted wash hand basin. Extractor fan and shaver point. Chrome heated towel rail. Fully tiled walls and ceramic tiled flooring.

## Bedroom 2

Double glazed window to front. Radiator.

## En-Suite Bathroom

Three piece suite comprising panel enclosed bath with mains shower and glass side screen, low level flush wc with concealed cistern and wash hand basin. Fully tiled walls and tiled flooring. Extractor fan and shaver point. Heated towel rail. Obscure double glazed window to front.

## Bedroom 3

Double glazed window to rear with fitted shutters. Radiator.

## En-Suite

Suite comprising shower cubicle, low level flush wc and wash hand basin. Fully tiled walls and ceramic tiled flooring. Heated towel rail. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Laid to slate with central pathway to front door. Gated access to rear. Double timber gated access to block paved driveway leading to tandem garage.

### Rear Garden

Sunny south facing rear garden with paved patio and raised decking area. Steps leading up to raised lawn enclosed with picket style fencing. Pathway leading to personal door into garage. Gated access to front.

### Tandem Garage

Up & over door with power/light connected. Personal door to rear garden.

### Agents Note:

The seller informs us that there is an annual maintenance charge of £252 per annum.

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

PRELIMINARY DETAILS - NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.

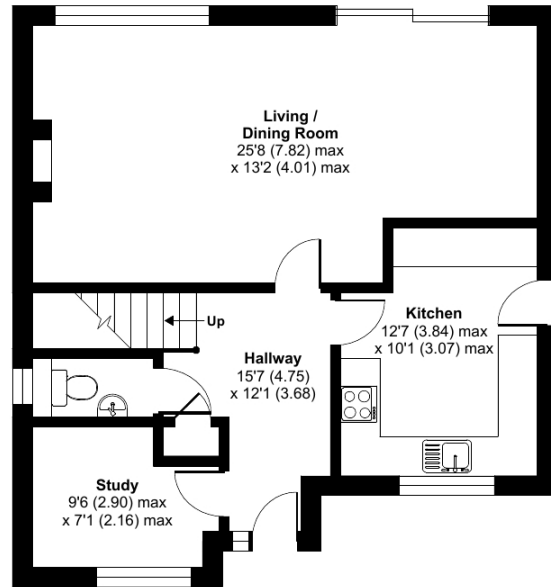


Approximate Area = 1299 sq ft / 120.7 sq m

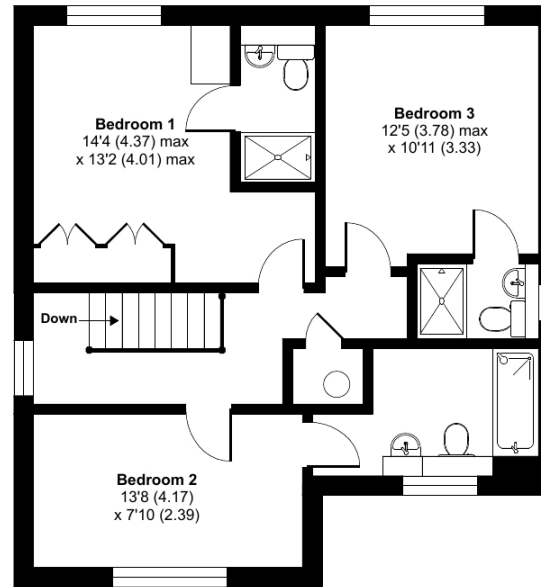
Garage = 255 sq ft / 23.7 sq m

Total = 1554 sq ft / 144.4 sq m

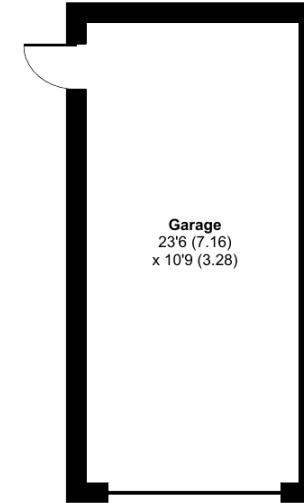
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 949462



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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