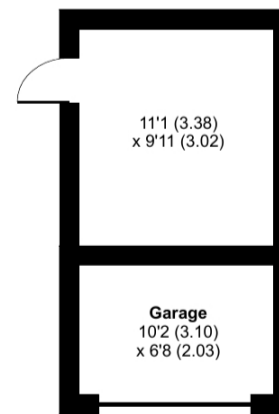
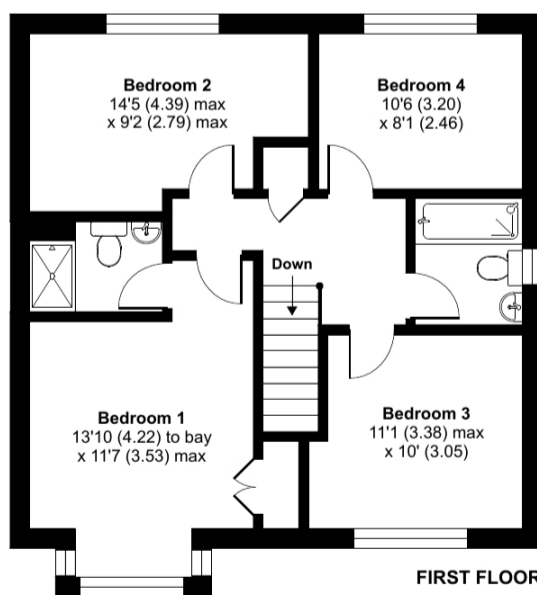
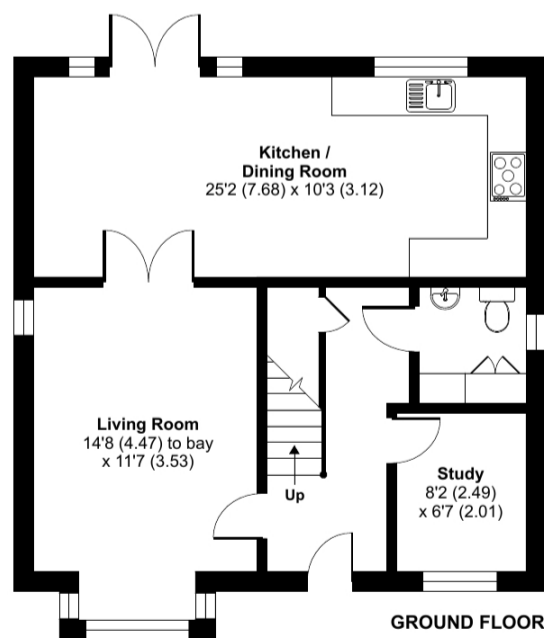




Approximate Area = 1322 sq ft / 122.8 sq m  
Garage = 179 sq ft / 16.6 sq m  
Total = 1501 sq ft / 139.4 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 938035

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

Country Properties | 46-48, High Street | SG17 5DG  
T: 01462 811822 | E: shefford@country-properties.co.uk  
www.country-properties.co.uk

This beautifully presented four bedroom detached 'Canterbury' style Bovis home is situated on the desirable 'St Francis Park' development within the popular market town of Shefford. The property has a separate study and a generous kitchen/dining room and is just a short stroll to highly regarded schooling.

- Viewing is a must to fully appreciate all this home has to offer
- Stylish 25ft kitchen/diner with integrated appliances and french doors opening onto the rear garden
- Study/playroom (2nd reception room)
- Useful cloakroom/utility
- Bedroom 1 with built in wardrobes and en suite
- Lovely countryside walks nearby

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Media hub. Radiator. Doors into all rooms.

### Cloakroom/Utility

Suite comprising low level flush wc with concealed cistern and pedestal wash hand basin. A range of fitted cupboards with worksurfaces over. Integrated washing machine. Ceramic tiled flooring. Radiator. Obscure double glazed window to side.

### Living Room

14' 8" (into bay) x 11' 7" (4.47m x 3.53m) Double glazed bay window to front. Radiator. Part glazed double doors opening into the kitchen/dining room.

### Kitchen/Dining Room

25' 2" x 10' 3" (7.67m x 3.12m) A range of wall and base units with quartz worksurface and upstands. Inset 5 ring gas hob with glass splashback and stainless steel extractor hood over. Inset one & half bowl sink with drainer and swan neck mixer tap over. Fitted eye level electric double oven and grill. Integrated dishwasher and fridge/freezer. Cupboard housing boiler. Two radiators. Ceramic tiled floor. Double glazed window to rear. Double glazed French doors with sidelights opening onto the rear garden.

### Study/Playroom

8' 2" x 6' 7" (2.49m x 2.01m) Double glazed window to front. Radiator.

## FIRST FLOOR

### Landing

Access to loft space. Airing cupboard with Megaflo hot water cylinder. Doors to all rooms.



### Bedroom 1

13' 10" (into bay) x 11' 7" (max) (4.22m x 3.53m) Double glazed bay window to front. Radiator. Built in double wardrobe. Door into:

### En-Suite Shower Room

Three piece suite comprising low level wc, wash hand basin and double shower cubicle. Heated towel rail. Ceramic tiled flooring. Extractor.

### Bedroom 2

14' 5" (max) x 9' 2" (max) (4.39m x 2.79m) Double glazed window to rear. Radiator.

### Bedroom 3

11' 1" (max) x 10' 0" (3.38m x 3.05m) Double glazed window to front. Radiator.

### Bedroom 4

10' 6" x 8' 1" (3.20m x 2.46m) Double glazed window to rear. Radiator.

### Family Bathroom

Three piece suite comprising pedestal wash hand basin, low level flush wc with concealed cistern and panel enclosed bath with shower over and glass side screen. Heated towel rail. Partially tiled walls and ceramic tiled flooring, Extractor. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Central pathway to front door with artificial lawn and shrub borders. Driveway providing off road parking for 2-3 cars and gated access to the rear.

### Rear Garden

Laid mainly to lawn with paved patio area plus further raised patio area to the rear. Personal door to garage. Wooden shed to remain. Gated access to the front.

### Garage

Garage with office space to rear with up & over door to front. Power/light connected. Personal door into rear garden.

### AGENT NOTE:

The owners advise there is a service charge of £68.15 every 6 months for the upkeep of the communal/play areas. We would advise the purchaser to check this information with their legal representative prior to exchange of contracts.

Buyers are reminded to check with their conveyancers that all appropriate consents have been obtained for all works to the property.

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

