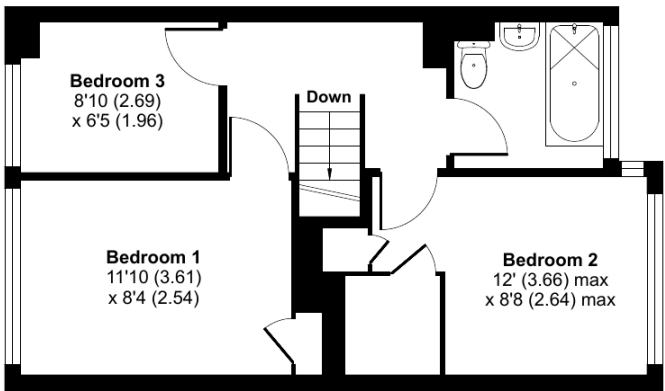


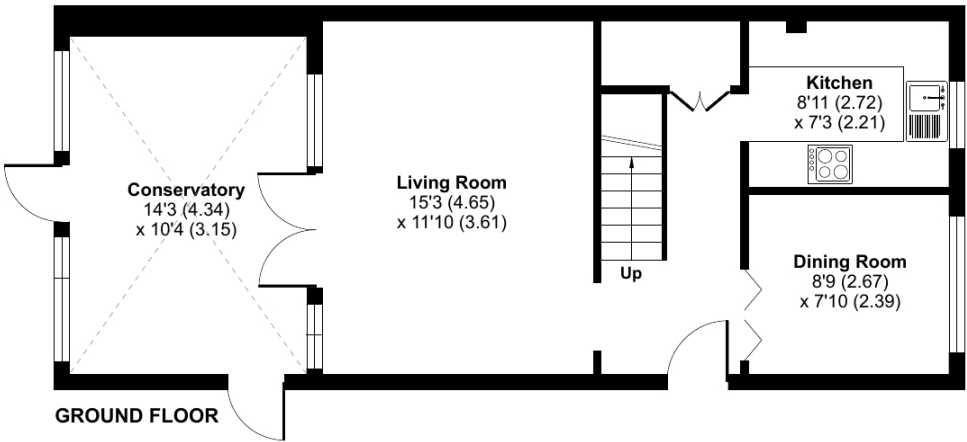
6, Bloomfield Drive



Approximate Area = 999 sq ft / 93 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		83
(81-91) B		
(69-80) C	71	
(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). © nlcocom 2022. Produced for Country Properties. REF: 890022



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 well presented three bedroom semi detached home with garage and driveway parking for 3 cars is ideally located close to Shefford town centre shops and amenities.

- Offered with no upward chain
- Two separate reception rooms
- UPVc double glazed conservatory
- Garage and driveway parking for 3 cars
- Easy access to the High Street shops and amenities
- Well regarded local schooling

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Storage cupboard. Wood effect flooring. Radiator. Doors into dining room, living room and kitchen.

Kitchen

8' 11" x 7' 3" (2.72m x 2.21m) A range of wall and base units with wood worksurfaces and tiled splashbacks. Ceramic sink with drainer and mixer tap over. Space and plumbing for washing machine and slimline dishwasher. Space for fridge/freezer. Space for gas cooker. Wood effect flooring. Double glazed window to front.

Dining Room

8' 9" x 7' 10" (2.67m x 2.39m) Double glazed window to front. Radiator. Wood effect flooring.

Living Room

15' 3" x 11' 10" (4.65m x 3.63m) Wood effect flooring. Radiator enclosed in decorative cover. Double doors opening into the conservatory with windows to either side.



Conservatory

14' 3" x 10' 4" (4.34m x 3.15m) UPVc on brick base with windows and double doors opening onto the rear garden. Wood effect flooring. Two radiators. Door to side providing access to the front.

FIRST FLOOR

Landing

Access to loft space. Wood effect flooring. Doors into all rooms.

Bedroom 1

11' 10" x 8' 4" (3.61m x 2.54m) Double glazed window to rear. Radiator. Wood effect flooring. Fitted wardrobe.

Bedroom 2

12' 0" x 8' 8" (3.66m x 2.64m) Double glazed window to front. Radiator. Wood effect flooring. Large built-in cupboard with hanging rail. Bulk head storage cupboard with shelving.

Bedroom 3

8' 10" x 6' 5" (2.69m x 1.96m) Double glazed window to rear. Radiator. Wood effect flooring.

Bathroom

Three piece suite comprising panel enclosed bath with electric shower over, wash hand basin and low level flush wc. Wood effect flooring. Radiator. Shaver point. Obscure double glazed window to front.

OUTSIDE

Front Garden

Driveway providing off road parking for 3 cars. Hedging to front with lawn area and flower/shrub borders.

Rear Garden

Laid mainly to lawn with paved patio area with further circular patio to the rear. A variety of apple trees including bramley, laxton and russet, with further raspberry, redcurrant and whitecurrant plants. Metal shed and greenhouse to remain.

Garage

Up & over door with power/light connected.

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

