



23, Davy Drive

Shefford,
Bedfordshire, SG17 5ZF
offers in excess of £625,000

country
properties

This beautifully presented five bedroom detached 'Oxford' design home built by Bovis Homes offers spacious and versatile accommodation with a lovely landscaped rear garden. Tucked away in a quiet small cul de sac of 5 similar homes on the desirable 'Campton Fields' development just a short stroll from the heart of Shefford and highly regarded schooling.

- Fantastic presentation throughout – just move in
- 26ft Kitchen/Dining Room with fully integrated appliances and doors onto rear garden
- Bedroom 1 with built in wardrobe and en-suite bathroom
- Single garage with power & light and off road parking for 5x cars
- Still retaining 10 year NHBC guarantee
- Air conditioning – installed in Kitchen/dining/family room & 2 bedrooms
- Sunny south facing landscaped rear garden with large paved patio area

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Radiator. Karndean flooring. Doors into living room, study, cloakroom/utility and kitchen/dining room.

Cloakroom/Utility

Suite comprising low level flush wc and pedestal mounted wash hand basin. Wall and base units with worksurfaces over, upstands and tiled splashbacks. Integrated washing machine. Radiator. Polished tiled flooring.

Study

8' 3" x 7' 0" (2.51m x 2.13m) Double glazed window to front fitted with wooden shutters. Built in desk with storage cupboards to either side and overhead. Radiator.

Living Room

20' 8" x 12' 5" (6.30m x 3.78m) Walk in double glazed bay window to front. Two radiators. Karndean flooring. Multi pane double doors opening into kitchen/dining room.

Kitchen/Dining/Family Room

26' 2" x 11' 9" (7.98m x 3.58m) A range of wall and base units with worksurfaces and upstands over. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted eye level electric oven & grill. Inset 5-ring gas hob with glass splashback and stainless steel extractor hood over. Integrated fridge/freezer and dishwasher. Wall cupboard housing gas boiler. Tiled flooring. Two radiators. Air conditioning unit. Two double glazed windows to rear. Double glazed French doors with sidelights, opening onto the rear garden.



First Floor

Landing

Access to boarded loft space. Cupboard housing Megaflo hot water cylinder. Doors into all rooms.

Bedroom 1

19' 0" x 12' 5" (5.79m x 3.78m) Double glazed walk-in bay window to front, fitted with wooden shutters. Radiator. Fitted wardrobes with sliding doors. Door into:

En-Suite

Suite comprising double shower cubicle, low level flush wc and wash hand basin. Tiled splashbacks and tiled flooring. Chrome heated towel rail. Shaver point. Extractor fan. Obscure double glazed window to side.

Bedroom 2

13' 5" x 9' 10" (4.09m x 3.00m) Double glazed window to front. Two radiators. Fitted wardrobe. Feature wood panelling to one wall.

Bedroom 3

10' 0" x 9' 9" (3.05m x 2.97m) Double glazed window to rear. Radiator. Air conditioning unit.

Bedroom 4

10' 0" x 7' 4" (3.05m x 2.24m) Double glazed window to rear. Radiator. Built in wardrobe. Air conditioning unit.

Bedroom 5

9' 11" x 8' 10" (3.02m x 2.69m) Double glazed window to rear. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with glass side screen, low level flush wc and wash hand basin. Tiled splashbacks and tiled flooring. Chrome heated towel rail. Extractor fan. Obscure double glazed window to side.

Outside

Front Garden

Laid to lawn with paved pathway to front door. Driveway provides off road parking for 5x cars.

Rear Garden

South easterly facing landscaped rear garden mainly laid to lawn with large patio area. Retractable awing. Cold water tap. Gated access to side.

Garage

15' 3" x 8' 7" (4.65m x 2.62m) Up and over door. Power & light.

Agents Note

The seller advises that there is a maintenance charge of £180 per annum which is paid in 2 installments every 6 months.

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





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	85
(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		

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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