



Davy Drive

Shefford,
Bedfordshire, SG17 5ZF
£350,000

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properties

The Southwold is a 3 bedroom semi detached home offering open plan modern living with the main bedroom boasting an en suite. A driveway provides parking for two cars and the property is situated on the popular Campton Fields development in Shefford.

- Still retaining 10 year NHBC builders guarantee commenced 2019
- Open plan living dining room with french doors opening onto rear garden
- Downstairs cloakroom and en suite to main bedroom
- A short stroll to local amenities , bus links and highly regarded schooling and countryside/river walks
- A short drive to Arlesey station for direct rail link into London
- ideal first time buy or investment with approx. rental income of 1,700pcm

GROUND FLOOR

Entrance hall

Wood effect flooring. Radiator. Stairs rising to first floor accommodation. Door into

Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin. Tiled splashback and ceramic tiled flooring. Radiator. Obscure double glazed window to front.

Living/Dining Room

14' 0" x 26' 8" (4.27m x 8.13m) Double glazed French doors with sidelights opening onto the rear garden. Wood effect flooring. Two radiators. Storage cupboard. Opening to:

Kitchen

A range of base and wall mounted units with wood effect worksurfaces and upstands. Inset one & half bowl sink with drainer and swan neck mixer tap over. Integrated fridge/freezer, dishwasher and washing machine. Fitted eye level electric oven and grill. Inset 4-ring gas hob with glass splashback and stainless steel extractor hood over. Ceramic tiled flooring. Cupboard housing wall mounted gas boiler. Double glazed window to front.



FIRST FLOOR

LANDING

Doors into all rooms.

Bedroom One

10' 2" x 13' 0" (3.10m x 3.96m) Double glazed window to front Radiator. Fitted double wardrobe. Door into:

En Suite Shower Room

Double glazed window to front. Radiator.

Bedroom Two

8' 6" x 10' 4" (2.59m x 3.15m) Double glazed window to rear. Radiator.

Bedroom Three

6' 9" x 10' 3" (2.06m x 3.12m) Double glazed window to rear. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath, wall mounted wash hand basin and low level flush wc. Shaver point. Partially tiled walls and ceramic tiled flooring. Heated towel rail. Extractor fan. Obscure double glazed window to the side.

OUTSIDE

FRONT GARDEN

Central pathway to front door with mature shingle shrub borders to either side. External light.

REAR GARDEN

Mainly laid to lawn with paved patio area. Security light. Timber shed to remain. Gated access to driveway providing off road parking x 2 cars.

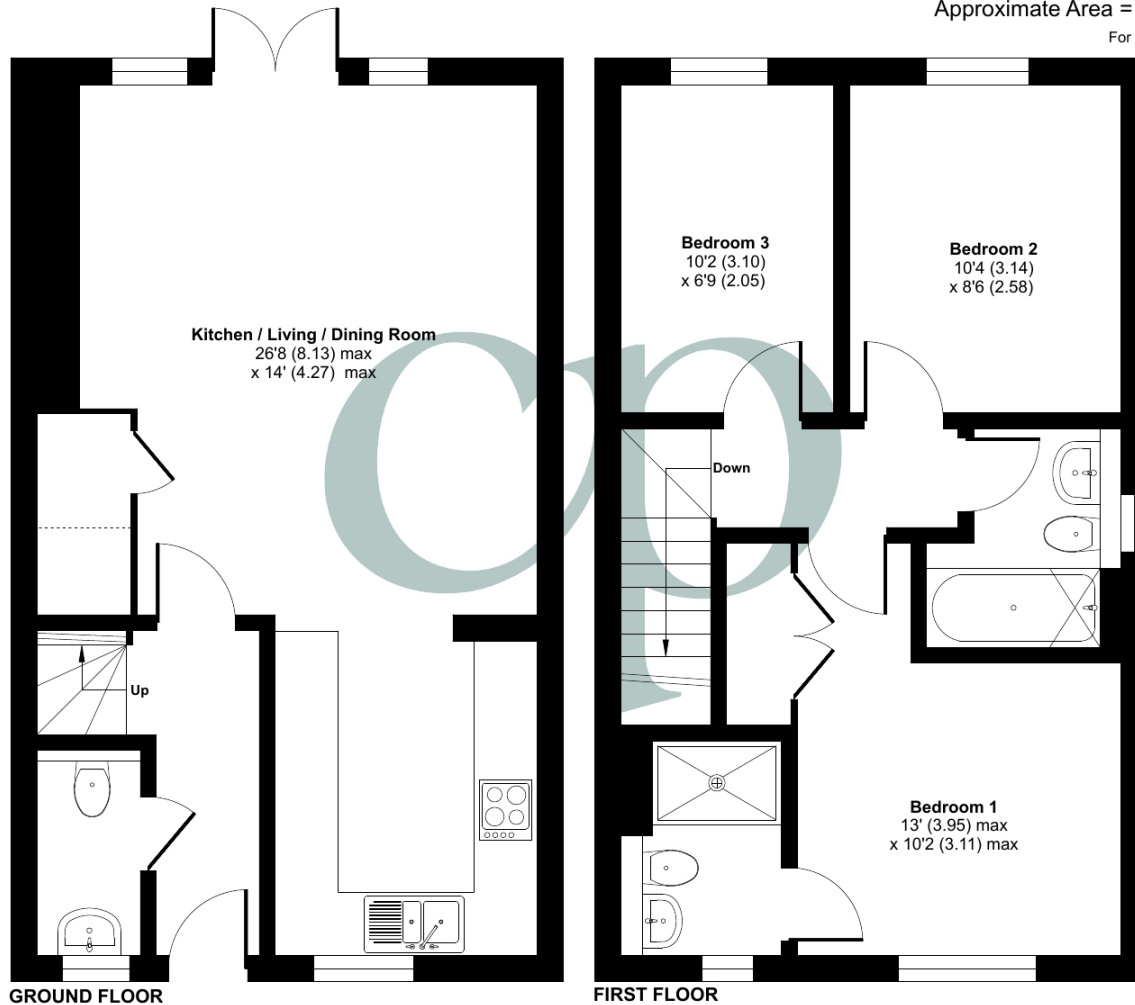
AGENTS NOTE

We understand there is a service charge of £180.00 annually to First Port for the upkeep of the communal areas - we advise all buyers to confirm this information with their legal representative prior to exchange of contracts.



Approximate Area = 837 sq ft / 77.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°che.com 2025. Produced for Country Properties. REF: 1260906

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Viewing by appointment only

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