



# 7, Mayfields

Shefford,  
Bedfordshire, SG17 5AU  
£800,000

COUNTRY PROPERTIES  
PART OF HUNTERS



This 5 double bedroom detached home with a versatile family friendly layout has been modernised by the current owners to offer stylish and contemporary living. Set in a sought after tucked away location, yet just a short stroll to High Streets shops and amenities.

- Versatile family living with three separate reception rooms
- Stylish re-fitted kitchen with AEG integrated appliances
- Countryside and riverside walks on your doorstep
- Potential to create a self contained annex, subject to a buyer making enquiries into the necessary consents
- Dual aspect living room with bi-folding doors opening onto the rear garden
- Double garage with remote control roller doors - currently used as a gym
- Well regarded local schooling



## GROUND FLOOR

### Entrance Hall

16' 5" (max) x 9' 0" (max) (5.00m x 2.74m)  
Wood panelling to dado height. Stairs rising to first floor with understairs storage cupboard. Ceramic tiled flooring. Two wall lights. Radiator enclosed in decorative cover. Doors into cloakroom, study, dining room, living room and kitchen.

### Cloakroom

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

### Living Room

19' 10" x 11' 5" (6.05m x 3.48m) Dual aspect room with double glazed window to front and bi-folding doors opening onto the rear garden. Two wall lights. Radiator enclosed in decorative cover. Full height feature panelled wall with exposed brickwork to open fireplace with tiled hearth. Herringbone style tile effect flooring.

### Dining Room

11' 3" x 10' 4" (3.43m x 3.15m) Double glazed window to rear. Radiator enclosed in decorative cover. Herringbone style tile effect flooring. Full height wood panelling to all walls.

### Study

9' 2" x 6' 6" (2.79m x 1.98m) Double glazed window to front. Radiator enclosed in decorative cover. Herringbone style tile effect flooring.

### Kitchen/Breakfast Room

19' 0" (max) x 10' 4" (max) (5.79m x 3.15m)  
Re-fitted with a range of wall and base units with marble effect worksurfaces and splashbacks. Breakfast bar. Inset double butler sink with swan neck mixer tap over. Two electric AEG ovens and Neff induction hob with extractor over. Integrated AEG microwave, coffee machine and full height fridge and freezer. Radiator. Wall mounted gas boiler (installed in 2022) enclosed in cupboard. Two double glazed windows to rear. Door into utility room.

### Utility Room

8' 3" x 8' 1" (2.51m x 2.46m) Space and plumbing for washing machine and tumble dryer with marble effect worksurface and upstands. Vertical radiator. Stairs rising to landing two with access to bedroom 2/annex. Obscure glazed door opening to rear garden.





## FIRST FLOOR

### Landing

Double glazed feature arch window on half landing. Access to boarded loft space. Double cupboard with shelving. Doors into all rooms (except bedroom 2/annexe).

### Bedroom 1

13' 9" (max) x 10' 11" (max) (4.19m x 3.33m)  
Radiator enclosed in decorative cover. Double glazed window to rear. Built-in wardrobes. Full height wood panelling to feature wall. Door into:

### En-Suite Shower Room

Re-fitted suite comprising shower cubicle with electric shower, vanity wash hand basin with cupboard under and low level flush wc. Heated towel rail. Partially tiled walls and ceramic tiled flooring. Obscure double glazed window to front.

### Bedroom 3

11' 6" (min) x 11' 2" (3.51m x 3.40m) Double glazed window to rear. Radiator enclosed in decorative cover.

### Bedroom 4

14' 11" (max) x 8' 6" (max) (4.55m x 2.59m)  
Double glazed window to front. Radiator enclosed in decorative cover. Built-in wardrobes. Wood panelling to feature wall.





### Bedroom 5

12' 4" x 8' 9" (max) (3.76m x 2.67m) Double glazed window to rear. Radiator enclosed in decorative cover.

### Family Bathroom

Re-fitted four piece suite comprising double ended bath with free standing mixer tap, corner shower cubicle with rainfall shower, wash hand basin and low level flush wc. Partially tiled walls and tiled floor. Heated towel rail. Obscure double glazed window to front.

### Landing Two

Door into:

### Bedroom 2/Annex

20' 8" (max) x 14' 11" (max) (6.30m x 4.55m) Double glazed window to front. Wood effect flooring. Radiator. Eaves storage space. Velux window to rear.

### En-Suite

Re-fitted three piece suite comprising shower cubicle, low level flush wc and wash hand basin. Radiator. Velux window to rear.

## OUTSIDE

### Front Garden

Gated gravel driveway provides parking for several cars. Mature shrub and tree borders. Gated access to rear garden. Large storm canopy with up/down lighters.

### Rear Garden

Laid mainly to lawn with patio area and mature shrub borders. Cold water tap. Gated access to front.

### Double Garage

Two remote control roller doors to front. Power/light connected. Double glazed window to side. Vanity wash hand basin. Personal door into utility room.

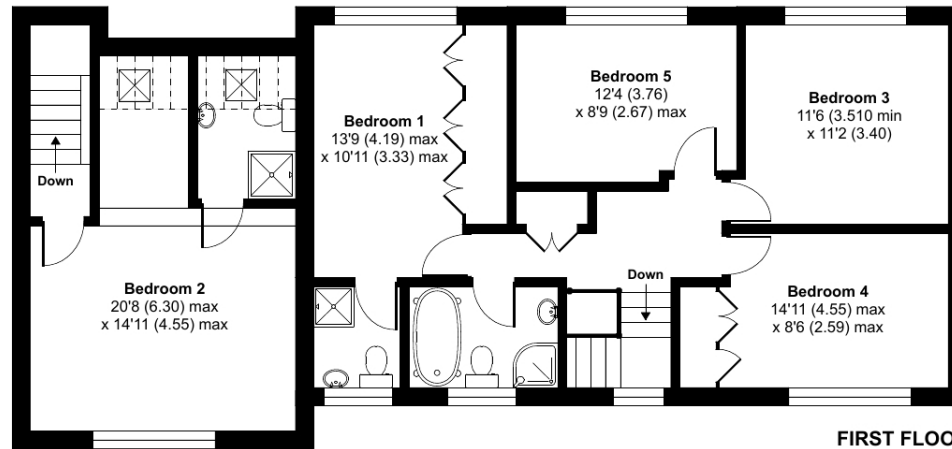
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



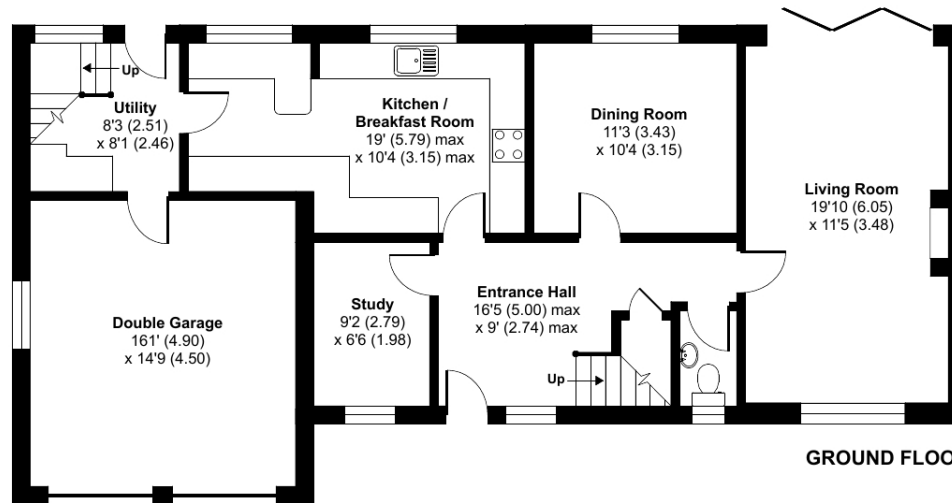








FIRST FLOOR



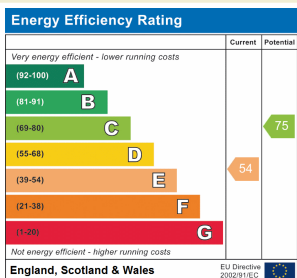
GROUND FLOOR

Approximate Area = 1873 sq ft / 174 sq m  
Limited Use Area(s) = 33 sq ft / 3.1 sq m  
Garage = 237 sq ft / 22 sq m  
Total = 2143 sq ft / 199.1 sq m  
For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 964459



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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