



26, Newton Grove

Shefford,
Bedfordshire, SG17 5ZT
£550,000

country
properties

This beautifully presented 4 bedroom home is a credit to the current owners and offers a separate study and generous kitchen/dining room opening onto the south facing landscaped rear garden. The property is situated in a cul de sac on the desirable 'Campton Fields' development within the popular market town of Shefford.

- Motivated seller as have found a chain free property they would love to buy
- Presented in "Show Home" condition - just move in
- Stylish & contemporary 25ft kitchen/diner with integrated appliances and french doors opening onto rear garden
- Ground floor cloakroom/utility
- Landscaped rear garden - a great space for entertaining and alfresco dining
- Within walking distance to highly regarded schooling
- Short stroll to the market town of Shefford with a range of amenities and countryside walks

GROUND

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Tiled flooring. Radiator. Doors into study, living room, kitchen/diner and utility/wc.

Study

7' 7" x 6' 7" (2.31m x 2.01m) Double glazed window to front, with fitted shutters. Radiator. Internet is fibre straight to the property.

Living Room

17' 5" (into bay) x 11' 6" (max) (5.31m x 3.51m) Double glazed bay window to front and window to side, with fitted shutters. Radiator. Multi pane double doors opening into:

Kitchen/Dining Room

25' 3" x 10' 2" (7.70m x 3.10m) A range of wall and base units with granite work surfaces and matching upstands. Inset sink with drainer and swan neck mixer tap over. Integrated eye level double oven. Inset 5 ring gas hob with glass splashback and stainless steel extractor hood over. Integrated dishwasher and fridge/freezer. Cupboard housing wall mounted boiler. Two radiators. Wood effect tiled flooring. Double glazed window and French doors with fitted blinds, opening onto the rear garden.

Cloakroom/Utility Room

Comprising low level wc with concealed cistern and pedestal wash hand basin. A range of base cupboards with complimentary work surfaces and space and plumbing for washing machine. Radiator. Tiled flooring and partially tiled walls.



FIRST FLOOR

Landing

Airing cupboard. Access to loft space. Doors to all bedrooms and bathroom.

Bedroom 1

13' 5" (into bay) x 11' 10" (max) (4.09m x 3.61m)
Double glazed bay window to front, with fitted shutters. Radiator. Built in double wardrobe. Feature panelled wall. Door to:

En Suite Shower Room

Three piece suite comprising double shower cubicle, low level wc with concealed cistern and wall mounted wash hand basin. Heated towel rail. Partially tiled walls and tiled flooring.

Bedroom 2

14' 1" x 9' 2" (4.29m x 2.79m) Double glazed window to rear, with fitted shutters. Radiator. Fitted double wardrobe.

Bedroom 3

10' 10" (max) x 9' 10" (3.30m x 3.00m) Double glazed window to front, with fitted shutters. Radiator. Fitted double wardrobe.

Bedroom 4

10' 6" x 8' 2" (3.20m x 2.49m) Double glazed window to rear, with fitted shutters. Radiator. A range of fitted wardrobes.

Family Bathroom

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

OUTSIDE

Front Garden

Laid to artificial lawn with shrub borders and paved pathway to front door. Driveway providing off road parking for 2 cars and access to garage. External light. Gated access to rear garden.

Rear Garden

Landscaped southerly aspect garden with large porcelain paved patio area and steps down onto the artificial lawn with raised timber flower beds and borders. Personal door to garage. Gated access to front.

Garage

Up & over door with power/light connected. Eaves storage space. Personal door to rear garden.

AGENTS NOTE

The owners advise there is a service charge for the property of approx £189.20 per annum for the upkeep of the communal/play areas.

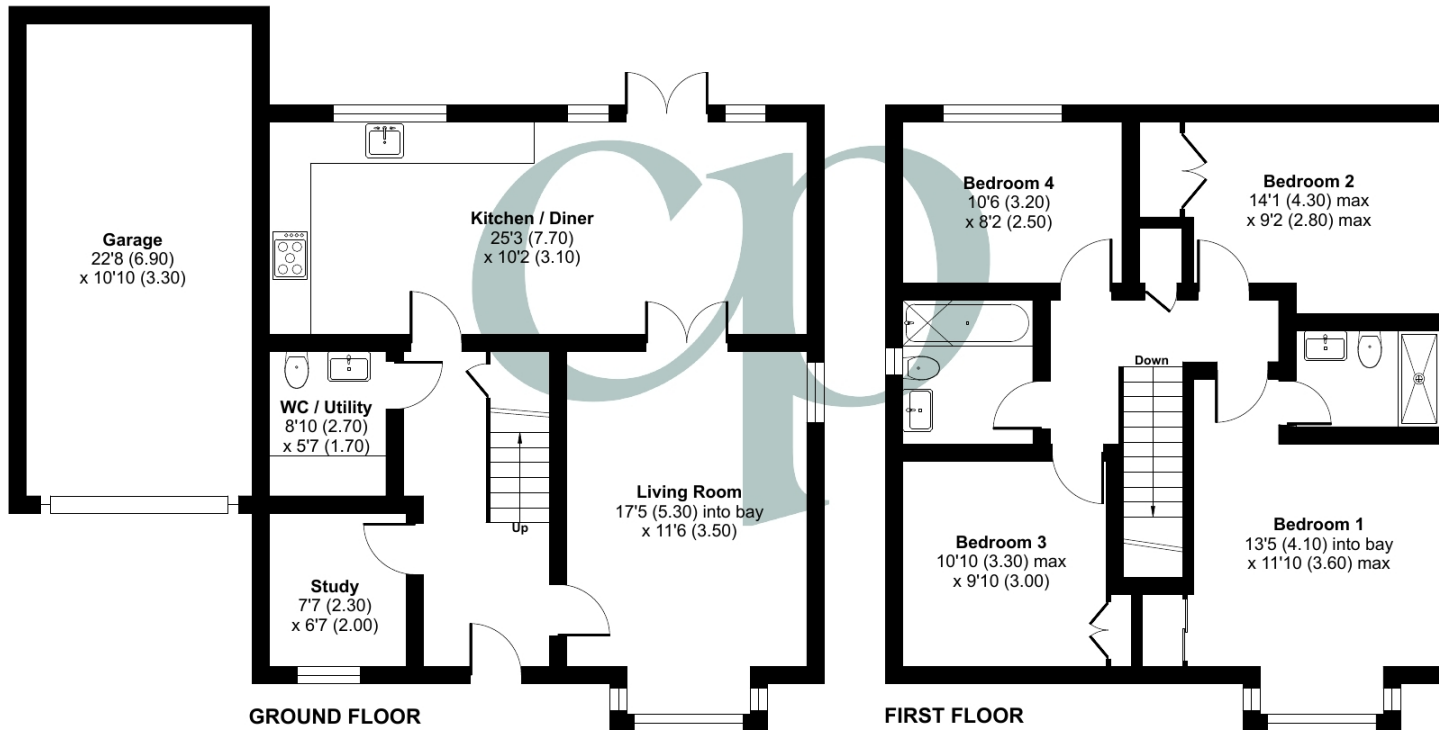
We would advise the purchaser to check this information with their legal representative prior to exchange of contracts.





Approximate Area = 1368 sq ft / 127 sq m
Garage = 245 sq ft / 22.7 sq m
Total = 1613 sq ft / 149.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	99	100
(81-91)	B		
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1173582

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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