45, Kingfisher Road

Shefford,
Bedfordshire, SG17 5YQ
Offers in excess of £440,000

COUNTRY PROPERTIES
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This beautifully presented three double bedroom home has been remodelled and updated to create a fabulous home with great kerb appeal. The property offers a spacious 23ft kitchen/dining room to the rear, spacious living room and a separate family room or 4th bedroom. The property is located just a short stroll to the local amenities and highly regarded schooling and must be viewed to fully appreciate whats on offer.

- Beautifully presented - Just move in - a real credit to the current owners !
- Remodeled stylish 23ft kitchen/dining room with doors opening onto rear garden
- Separate ground floor family room or 4th bedroom
- Three double bedrooms with built in wardrobes
- Two en-suite bedrooms and family bathroom
- Landscaped rear garden
- An abundance of countryside walks on your doorstep - perfect for walking the dog !
- A short stroll to local amenities and highly regarded schools

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Doors into living room and family room/4th bedroom.

Living Room

20' 6" (into bay) x 10' 11" (max) (6.25m x 3.33m) Double glazed bay window to front aspect. Radiator. Feature fireplace with wooden surround and marble hearth with inset gas fire. Opening into:

Kitchen Dining Room

23' 7" x 10' 7" (7.19m x 3.23m) Re-fitted with a range of wall and base units with plinth lighting and quartz worktop and upstands. Stainless steel sink. Integrated Bosch dishwasher and washing machine. Fitted double oven and grill. Induction hob with extractor hood over. Integrated fridge/freezer. Space for fridge/freezer. Ladder radiator. Understairs storage cupboard. Karndean flooring. Two double glazed windows to rear aspect. Double glazed French doors opening onto the rear garden.

Family Room/Bedroom 4

13' 6" x 8' 7" (4.11m x 2.62m) Double glazed window to front aspect. Radiator. Door into:

Cloakroom

Suite comprising low level flush wc and vanity wash hand basin with cupboard under. Heated towel rail. Karndean wood effect flooring.

FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder. Doors into all bedrooms and bathroom.

Bedroom 1

16' 9" (max) x 13' 4" (max) (5.11m x 4.06m) Two double glazed windows to rear aspect. Built-in wardrobes. Radiator. Door into:

En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and vanity wash hand basin with two drawers under. Obscure double glazed window to rear. Wood effect flooring. Heated towel rail.

Bedroom 2

16' 0" (max) x 11' 1" (max) (4.88m x 3.38m) Double glazed window to front aspect. Radiator. Built-in wardrobe. Door into:

En-Suite

Three piece suite comprising low level flush wc, wash hand basin and double shower cubicle. Fully tiled walls. Heated towel rail. Obscure double glazed window to side

Bedroom 3

13' 7" (max) x 9' 10" (max) (4.14m x 3.00m) Double glazed window to front aspect. Radiator. Built-in wardrobe. Access to partially boarded loft space.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower over, low level flush wc and vanity wash hand basin. Heated towel rail. Wood effect flooring. Obscure double glazed window to rear aspect.

OUTSIDE

Front Garden

Block paved driveway providing off road parking for 2 cars with mature hedge borders.

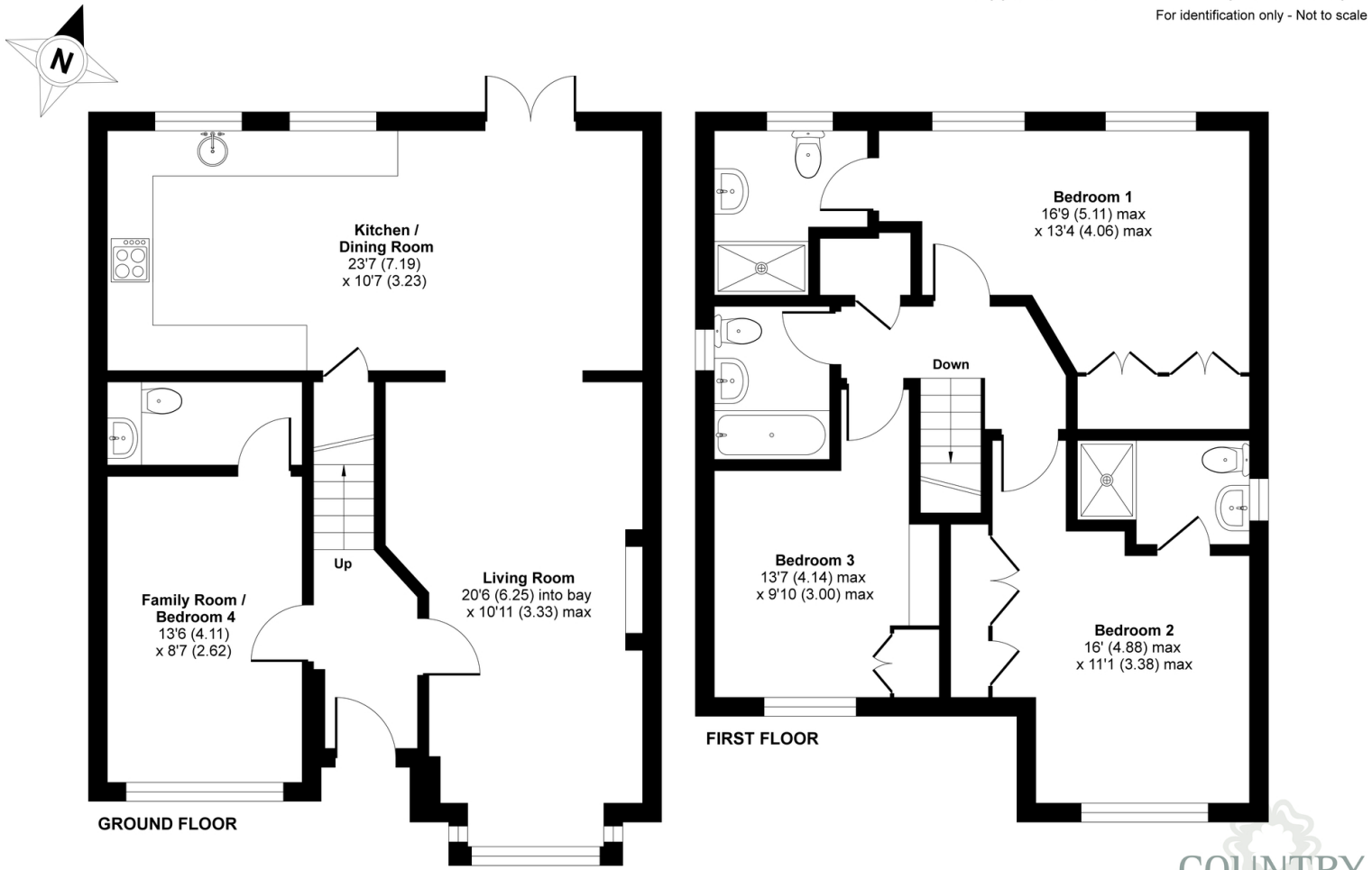
Rear Garden

Laid to artificial grass with paved patio area. Security lighting. Hot and cold water tap. Garden shed to remain. Gated access to front.

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

Approximate Area = 1324 sq ft / 122.9 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Country Properties. REF: 700748

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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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