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properties

Shefford,
Bedfordshire, SG17 5BA
£650,000

Millstream Court



Viewing by appointment only

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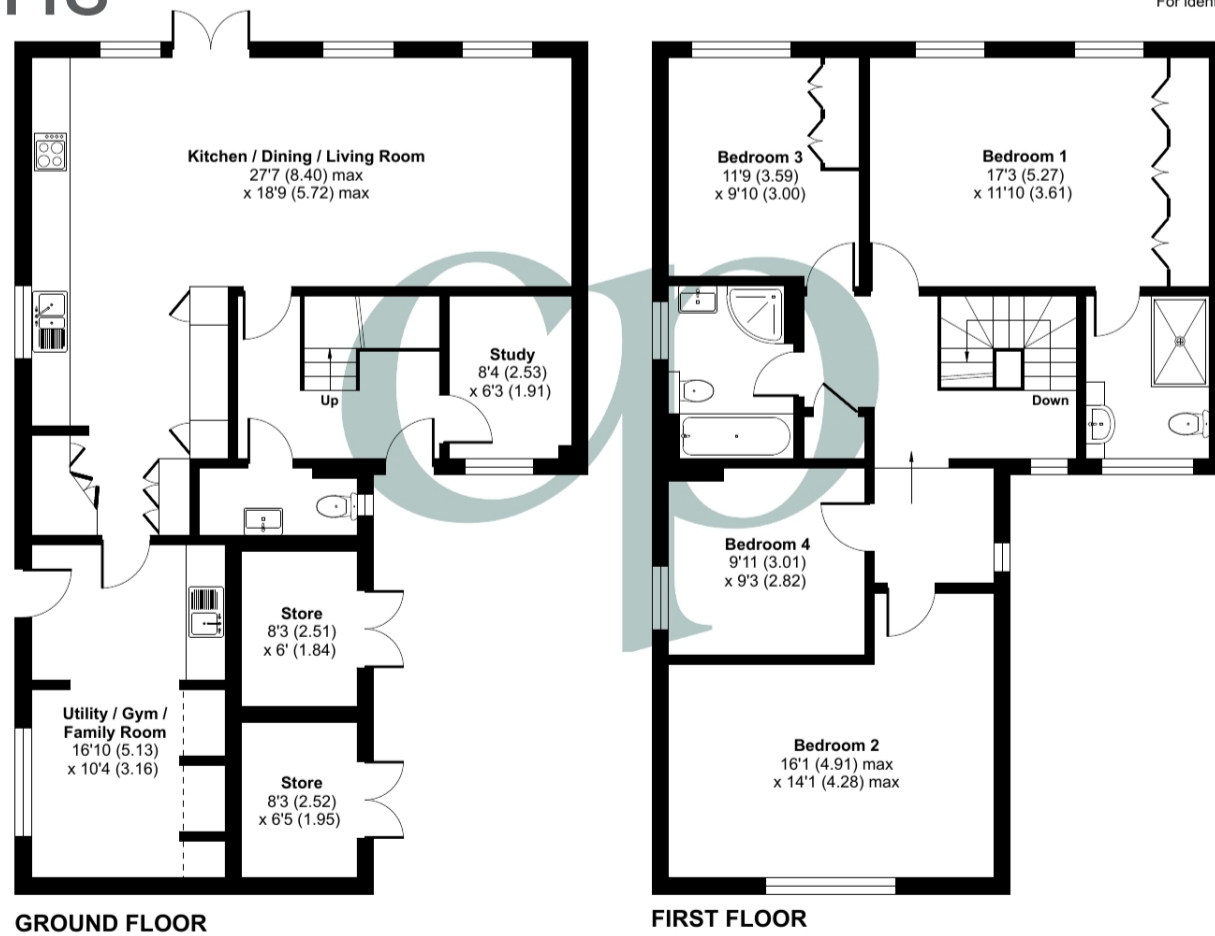
This four bedroom detached individually designed home is offered with no upward chain. The property offers over 1700sqft of versatile accommodation including an impressive 27ft kitchen/dining/living room and separate study and is just a short stroll to local amenities and highly regarded schooling.

- Chain Free
- Separate Utility Area/2nd Reception Room
- Bedroom 1 with built in wardrobe and contemporary re-fitted en-suite shower room
- Close to the heart of Shefford & bus links to Bedford & Hitchin
- 27ft stylish kitchen/dining/living room with integrated appliances
- Separate Downstairs Study
- Paved patio with covered canopy - perfect for outdoor entertaining
- Off road parking for 3-4 cars plus EV car charging point

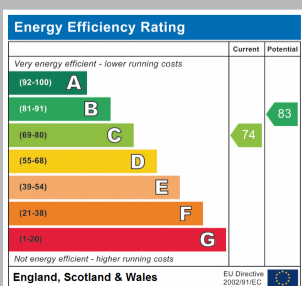


Floor Plans

Approximate Area = 1720 sq ft / 159.7 sq m
 Outbuildings = 94 sq ft / 8.7 sq m
 Total = 1814 sq ft / 168.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Country Properties. REF: 1239091



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.



GROUND FLOOR

Entrance Hall

A range of wall and base units with complementary work surfaces and tiled splashbacks. Inset stainless steel one & half bowl sink with Quooker tap providing boiling hot water and filtered water. Bosch eye level double oven and grill. Induction hob with down draft. Pantry cupboard. Space for American style fridge/freezer. Integrated dishwasher. Double glazed French doors with sidelights opening onto the rear garden. Two double glazed windows to rear. Underfloor heating. Ceramic tiled flooring. Underfloor heating. Ceramic tiled flooring.

Cloakroom

Stairs rising to first floor accommodation. Ceramic tiled flooring. Underfloor heating. Doors into living room, kitchen, study and cloakroom. Suite comprising low level flush wc and vanity wash hand basin with cupboard under. Ceramic tiled flooring. Under floor heating. Extractor fan. Obscure double glazed window to front. Study 8'4" x 6'3" (2.54m x 1.91m) Double glazed window to front. Ceramic tiled flooring. Radiator.

Utility Room/Gym/2nd Reception Room

A range of eye and base units with complementary work surfaces over. Inset sink and drainer with mixer tap over. Integral washing machine. Integral tumble dryer. Cupboard housing boiler. Ceramic tiled flooring. Radiator. Part glazed door to side. Double glazed window to side.

FIRST FLOOR

Landing

Two double glazed windows to front. Radiator. Airing cupboard housing hot water cylinder with storage. Doors into all rooms.

Bedroom 1

15' 2" x 11' 10" (4.62m x 3.61m) Two double glazed windows to rear. A range of fitted wardrobes. Radiator. Door into:

En-Suite Shower Room

Re-fitted suite comprising double shower cubicle, low level flush wc and vanity wash hand basin with a range of cupboards. Fully tiled walls and tiled flooring. Heated towel rail. Obscure double glazed window to front.

Bedroom 2

16' 1" x 14' 0" (4.90m x 4.27m) Dual aspect with double glazed windows to front and side. Radiator.

Bedroom 3

11' 9" x 9' 10" (3.58m x 3.00m) Double glazed window to rear. Fitted double wardrobe. Radiator.



Bedroom 4

9' 10" x 9' 3" (3.00m x 2.82m) Double glazed window to side. Radiator.

Family Bathroom

Re-fitted four piece suite comprising panel enclosed bath, separate shower cubicle, low level flush wc, wash hand vanity basin with storage cupboard above. Fully tiled walls and flooring. Heated towel rail. Extractor fan. Obscure double glazed window to side.

OUTSIDE

Front Garden

Driveway providing off road parking for two cars. Further gravelled area providing additional parking for 2 cars. EV electric car charging point (to remain). Gated access to rear. Property benefits from further visitor parking available in Millstream Court

Rear Garden

Laid mainly to micro clover lawn with paved patio area. with glass canopy and flower and shrub borders. Paved pathway leading to further paved patio area. Cold water tap. Timber shed to remain. Gated access to front.

External Storage

Previously part converted from a double garage, providing useful storage with double doors to front.

Agents Note

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

