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32, The Hollies  
Shefford,  
Bedfordshire, SG17 5BX  
Offers in Excess of £550,000

Viewing by appointment only

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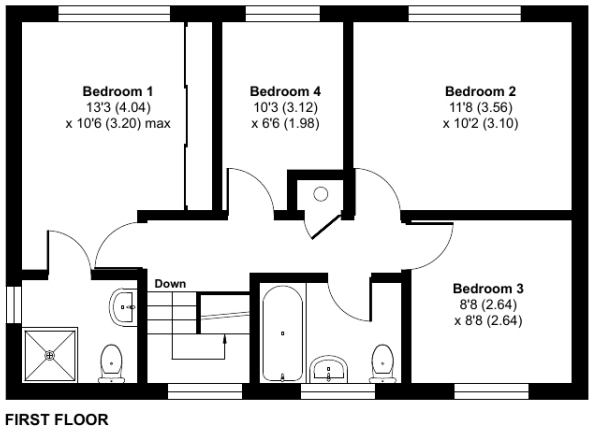
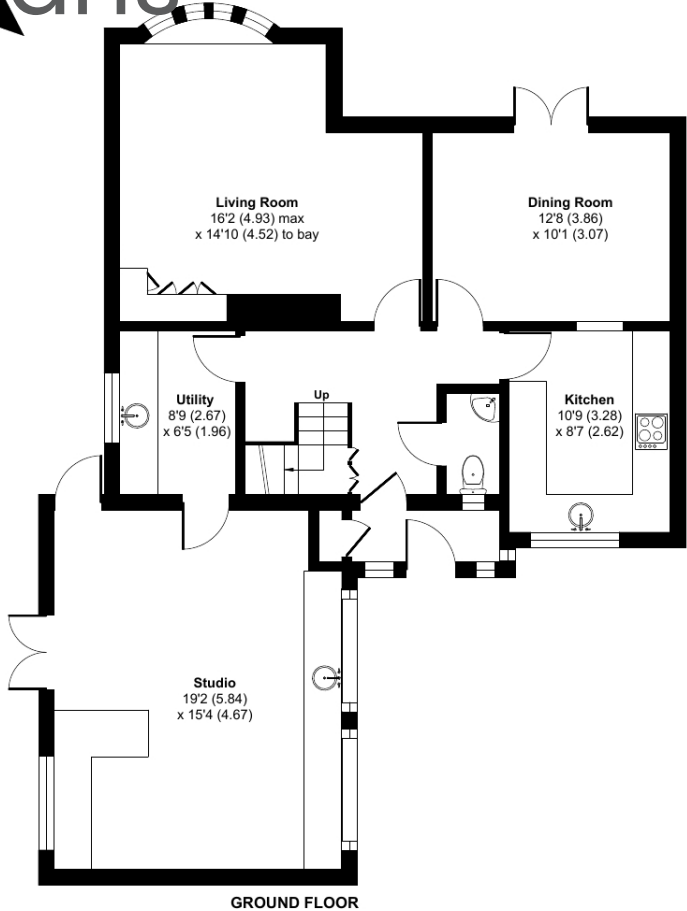
Set in a family favourite location with only a short stroll to well regarded school and High Street amenities, this 4 bedroom detached home with stunning landscaped gardens is situated on a corner plot, and offered in excellent condition throughout.

- Upgraded by the current owner - just move in!
- Re-fitted kitchen and separate utility room
- Converted garage providing a studio with french doors opening onto the beautifully landscaped rear garden
- Popular cul de sac location with only a short walk to High Street shops and amenities
- Two separate reception rooms
- Master bedroom with en-suite shower room
- Driveway parking for 2-3 cars



## Floor Plans

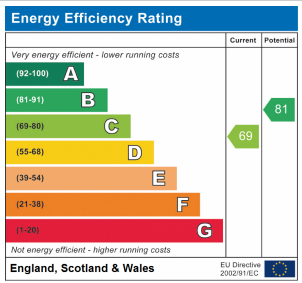
Approximate Area = 1545 sq ft / 143.5 sq m  
For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Country Properties. REF: 1014365

COUNTRY  
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— PART OF HUNTERS —



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 Porch

Storage cupboard. Door into:

### Entrance Hall

Stairs rising to first floor

accommodation with under stairs storage cupboard. Radiator. Ceramic

tilled flooring. Doors into kitchen, living

room, dining/family room and utility

room.

### Cloakroom

Suite comprising low level wc and

corner wash hand basin with tiled

splashback. Ceramic tiled flooring.

Radiator. Obscure double glazed

window to front.

### Living Room

16' 2" (max) x 14' 10" (into bay) (4.93m x 4.52m) Double glazed bow window to rear. Radiator. Feature fireplace with ornate surround, marble hearth and inset gas fire. Two radiators. Fitted storage cupboards with shelving over.

### Dining/Family Room

10' 9" x 8' 7" (3.28m x 2.62m) Re-fitted 'Wren' kitchen comprising a range of wall and base units with complementary worksurfaces and splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Additional stainless steel circular drainer. Fitted Neff eye level electric oven and grill. Induction hob with stainless steel extractor hood over. Integrated fridge/freezer. Radiator. Tiled flooring. Double glazed window to front.

### Kitchen





Utility Room

8' 9" x 6' 5" (2.67m x 1.96m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel circular sink unit. Plumbing and space for washing machine. Space and vent for tumble dryer. Radiator. Tiled flooring. Wall mounted gas boiler. Double glazed window to side. Door into:

Studio

19' 2" x 15' 4" (5.84m x 4.67m) Converted garage with double glazed window to side and double glazed french doors opening onto the rear garden. Two radiators. Base units with worksurface over and large stainless steel sink and drainer units. Access to loft space.

FIRST FLOOR

Landing

Access to loft space. Airing cupboard housing hot water cylinder with shelving. Doors to all rooms.

Bedroom 1

13' 3" x 10' 6" (max) (4.04m x 3.20m) Double glazed window to rear. Built-in wardrobes with mirrored sliding doors. Door into:



En-Suite Shower Room

Suite comprising shower cubicle, low level wc and pedestal wash hand basin. Fully tiled walls. Chrome heated towel rail. Obscure double glazed window to side.

Bedroom 2

11' 8" x 10' 2" (3.56m x 3.10m) Double glazed window to rear. Radiator.

Bedroom 3

8' 8" x 8' 8" (2.64m x 2.64m) Double glazed window to front. Radiator.

Bedroom 4

10' 3" x 6' 6" (3.12m x 1.98m) Double glazed window to rear. Radiator.

Family Bathroom

Suite comprising panel enclosed bath, pedestal wash hand basin and low level wc. Radiator. Partially tiled walls. Obscure double glazed window to front.

OUTSIDE

Front Garden

Driveway providing parking for 2-3 cars. Security light. Gated access to rear garden.

Rear Garden

Enclosed with brick wall and modelled on an Italian16th Century 'Renaissance' garden featuring a vast array of plants from that era to include quince, apricot, olive, plum, apple and fig trees, vines and 1000's of spring bulbs. Large paved patio area. Rill water feature with brick surround and symmetrical gravelled areas. LED security lights.

Further side garden laid mainly to lawn with paved patio area and mature well stocked borders. Hardstanding with timber shed. Cold water tap. LED security lights. Gated access to the front.

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

