



# 14, Sullivan Close

Shefford,  
Bedfordshire, SG17 5SG  
Offers in Excess of £350,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

This three bedroom detached home in a small cul-de-sac location with garage and attractive mature rear garden offers riverside walks into Shefford town centre.

- Double glazed conservatory with Karndean flooring
- Living room with feature fireplace
- Re-fitted first floor bathroom suite
- Attractive mature rear garden
- Single garage and driveway parking for 1-2 cars
- Well regarded local schooling
- Short stroll into Shefford town centre via the Millennium Green

## GROUND FLOOR

### Entrance Porch

Karndean flooring. Radiator. Door into:

### Living Room

14' 9" (into bay) x 10' 6" (4.50m x 3.20m)  
Double glazed box window to front.  
Radiator. Feature fireplace with timber surround and marble hearth with space for electric freestanding fire. Stairs rising to first floor accommodation. Open to:

### Dining Room

9' 2" x 8' 0" (2.79m x 2.44m) Radiator.  
Double glazed patio doors opening into the conservatory. Door into kitchen.

### Conservatory

9' 1" x 7' 2" (2.77m x 2.18m) Victorian style double glazed construction on brick base with door opening onto the rear garden.  
Karndean flooring.

### Kitchen

9' 3" x 6' 4" (2.82m x 1.93m) A range of wall and base units with marble effect worksurfaces and complementary tiled splashbacks. Inset sink with drainer and swan neck mixer tap over. Space for electric cooker with extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Wall mounted gas boiler enclosed in cupboard. Tiled flooring. Double glazed window to rear.



## FIRST FLOOR

### Landing

Double glazed window to half landing. Access to partially boarded loft space with ladder. Airing cupboard housing hot water cylinder with shelving. Radiator. Doors into all rooms.

### Bedroom 1

11' 4" x 10' 1" (3.45m x 3.07m) Double glazed window to front. Radiator. Built-in wardrobe with sliding doors.

### Bedroom 2

10' 1" x 8' 8" (3.07m x 2.64m) Double glazed window to rear. Radiator. Built-in double wardrobe.

### Bedroom 3

8' 5" x 8' 2" (2.57m x 2.49m) Double glazed window to front. Radiator.

### Bathroom

Re-fitted bathroom suite comprising panel enclosed P shaped bath with main shower over and curved glass side screen, low level flush wc with concealed cistern and vanity wash hand basin. Partially tiled walls and ceramic tiled flooring. Extractor fan. Shaver point. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Enclosed with hedge border and laid to lawn with mature tree and footpath to front door. External light. Gated rear access. Driveway providing off road parking for 1-2 cars and access to garage.

### Rear Garden

Mature rear garden laid mainly to lawn with paved patio area, well stocked flower/shrub borders and stepping stone pathway to rear. Water feature. Cold water tap. Footpath with gated access to front.

### Garage

Single garage with up & over door and power/light connected.

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

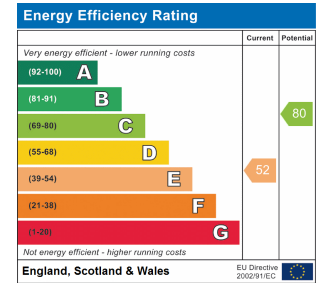
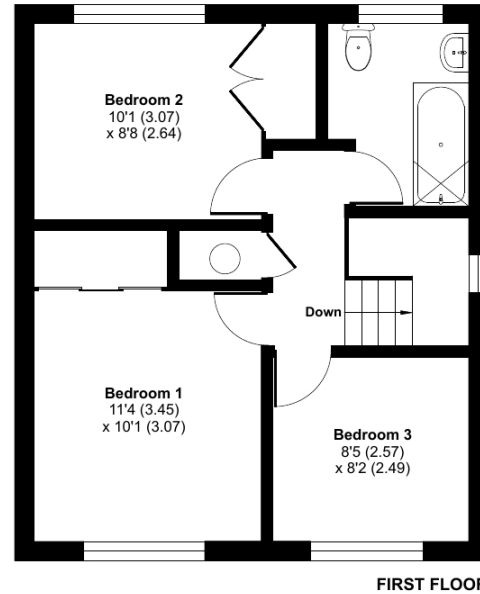
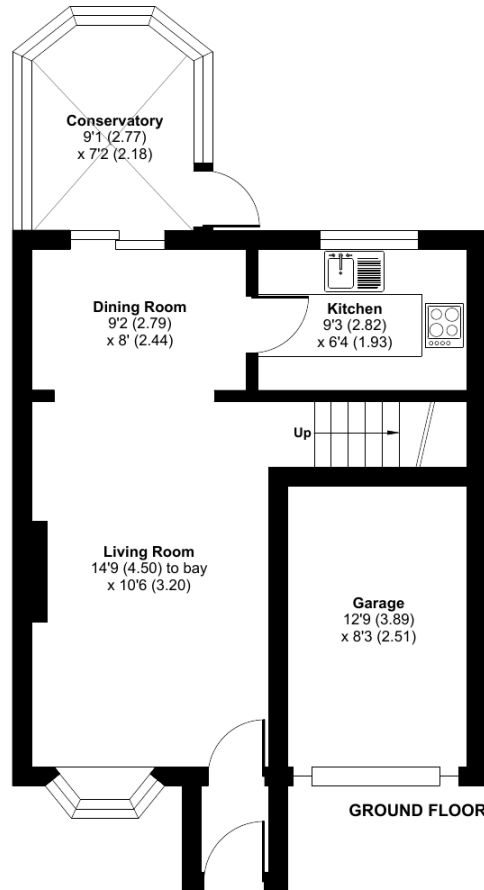


Approximate Area = 853 sq ft / 79.2 sq m

Garage = 98 sq ft / 9.1 sq m

Total = 951 sq ft / 88.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 979516



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## Viewing by appointment only

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