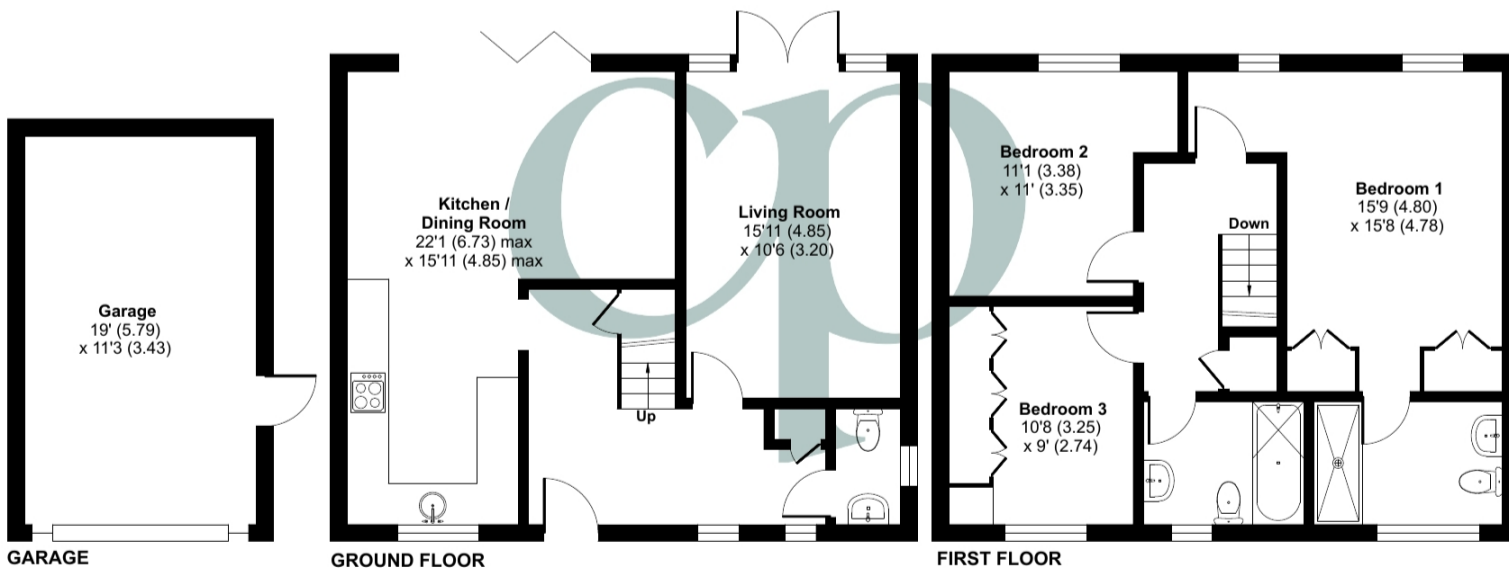




Approximate Area = 1198 sq ft / 111.2 sq m
Garage = 215 sq ft / 19.9 sq m
Total = 1413 sq ft / 131.1 sq m
For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 79 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1153905

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

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

This stunning three double bedroom detached home with a landscaped westerly aspect rear garden is set in a quiet lane within a private gated development of just 6 properties, ideally located with only a short walk to High Street shops and amenities.

- Superb presentation throughout - just move in!
- Stylish kitchen/dining/family room with integrated appliances, quartz worktop and bi-folding doors opening onto the rear garden
- Underfloor heating to the ground floor
- Living room with french doors opening onto the rear garden
- Garage and driveway providing off road parking for 2-3 cars
- West facing private enclosed landscaped rear garden laid to artificial lawn
- Well regarded local schooling
- Close to open countryside walks - ideal for walking the dog!

GROUND FLOOR

Entrance Hall

Two double glazed windows to front. Karndean flooring with underfloor heating. Storage cupboard. Alarm control panel. Stairs rising to first floor with under stairs storage cupboard. Doors into cloakroom, kitchen/dining/family room and living room.

Cloakroom

Suite comprising low level wc with concealed cistern and vanity wash hand basin. Partially tiled walls and Karndean flooring. Obscure double glazed window to side.

Living Room

15' 11" x 10' 6" (4.85m x 3.20m) Double glazed french doors with sidelights, opening onto the rear garden. Underfloor heating.

Kitchen/Dining/Family Room

22' 1" (max) x 15' 11" (max) (6.73m x 4.85m) A range of wall and base units with quartz worksurfaces and upstands. Inset butler sink with boiling water mixer tap over. Integrated dishwasher and washing machine. Fitted eye level electric oven & grill. Inset induction hob with concealed extractor over. Integrated microwave and fridge/freezer. Wall mounted gas boiler enclosed in cupboard. Integrated Sonus audio. Karndean flooring with under floor heating. Double glazed bi-folding doors opening onto the rear garden.



FIRST FLOOR

Landing

Access to boarded loft space with ladder & light. Radiator. Bulk head storage cupboard housing hot water cylinder. Doors into all rooms.

Bedroom 1

15' 9" x 15' 8" (4.80m x 4.78m) Double glazed window to rear. Radiator. A range of fitted wardrobes. Door into:

En-Suite Shower Room

Three piece suite comprising double shower enclosure, low level wc with concealed cistern and vanity wash hand basin. Fully tiled marble effect walls and flooring. Chrome heated towel rail. Extractor fan. Obscure double glazed window to front.

Bedroom 2

11' 1" x 11' 0" (3.38m x 3.35m) Double glazed window to rear. Radiator.

Bedroom 3

10' 8" x 9' 0" (3.25m x 2.74m) Double glazed window to front. Radiator. A range of floor to ceiling fitted wardrobes with shelving to side.

Family Bathroom

Suite comprising tile enclosed bath with fitted TV, waterfall shower and folding glass side screen, low level wc and vanity wash hand basin. Extractor fan. Chrome heated towel rail. Fully tiled walls and tiled flooring. Obscure double glazed window to front.

OUTSIDE

Front Garden

Laid to artificial lawn with central paved footpath to front door. Two up/down lighters. Driveway to side providing off road parking for 2-3 cars and access to garage. Gated access to rear garden.

Rear Garden

Landscaped westerly aspect rear garden laid to artificial lawn with large paved patio and raised well stocked flower/shrub borders, and paved footpath to rear. Up/down lighters. Personal door to garage. Space and power for hot tub. Gated access to front.

Garage

Remote control up & over door. Boarded roof space providing storage. Power/light connected.

AGENT NOTE:

The vendor informs us there is a service charge associated with this property of approximately £425.00 per annum.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

