



# 4, Hyde Close

Shefford,  
Bedfordshire, SG17 5FB  
£315,000

country  
properties



This three bedroom end of terrace home with a garage and southerly aspect rear garden is offered with no upward chain and offers riverside walks into Shefford town centre via the Millennium Green.

- Living room with french doors opening onto the rear garden
- Ground floor cloakroom
- Master bedroom with en-suite shower room
- Southerly aspect rear garden
- Garage with parking to front
- Close to well regarded schooling
- Edge of town with countryside walks on your doorstep

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Radiator. Doors into cloakroom, living room and kitchen.

### Cloakroom

Suite comprising low level wc and pedestal wash hand basin with tiled splashback. Ceramic tiled flooring. Radiator. Obscure double glazed window to side.

### Kitchen

11' 8" x 8' 1" (3.56m x 2.46m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel sink with drainer and swan neck mixer tap over. Fitted electric double oven and electric hob with stainless steel extractor hood over. Integrated fridge and freezer (not working). Space and plumbing for washing machine. Space for tumble dryer. Wall mounted gas boiler. Radiator. Double glazed window to front.

### Living Room

15' 4" x 14' 4" (4.67m x 4.37m) Double glazed window and french doors opening onto the rear garden. Radiator. Understairs storage cupboard.





## FIRST FLOOR

### Landing

Airing cupboard housing hot water cylinder and shelving. Doors into all rooms.

### Bedroom 1

10' 4" x 8' 5" (3.15m x 2.57m) Double glazed window to front. Radiator.

Door into:

### En-Suite Shower Room

Suite comprising shower cubicle, low level wc and pedestal wash hand basin. Partially tiled walls and ceramic tiled flooring. Extractor. Radiator.

### Bedroom 2

12' 11" x 8' 4" (3.94m x 2.54m) Double glazed window to rear. Radiator. Access to partially boarded loft space with light.

### Bedroom 3

9' 8" x 6' 6" (2.95m x 1.98m) Double glazed window to rear. Radiator.

### Bathroom

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

## OUTSIDE

### Front Garden

Paved area to front. Service light.

### Rear Garden

Southerly aspect rear garden laid mainly to lawn with paved patio area. Timber shed to remain. Cold water tap. Paved side access to the front.

### Garage

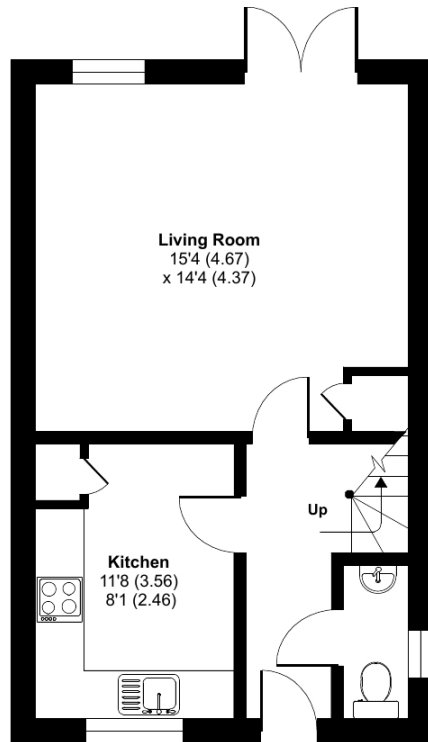
Single garage en-bloc with up & over door. Parking space in front of garage.

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

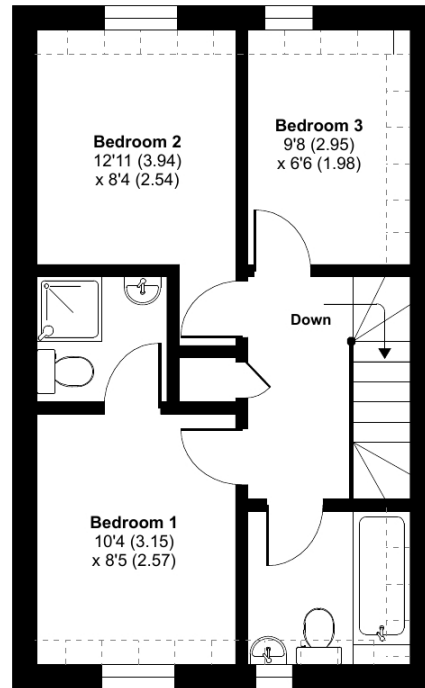


Approximate Area = 756 sq ft / 70.2 sq m  
 Limited Use Area(s) = 46 sq ft / 4.3 sq m  
 Garage = 167 sq ft / 15.5 sq m  
 Total = 969 sq ft / 90 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

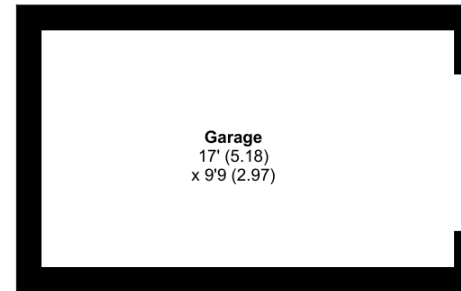


GROUND FLOOR



FIRST FLOOR FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1032425



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

## 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

country  
properties