







3 Bedroom Semi-Detached House £400,000 Freehold

We are delighted to introduce Broomfield Court, a select development of just nine private three-bedroom houses situated within strolling distance of the charming market town of Shefford. With a wide variety of shops, cafes, and picturesque riverside walks right on your doorstep, this location offers the perfect blend of convenience and natural beauty.

These homes are built to an exacting standard, featuring luxurious kitchens complete with quartz worktops, a Quooker hot water tap, and top-of-the-line Neff appliances. Each property is thoughtfully designed to be energy efficient, utilising air source heat pumps and underfloor heating for ultimate comfort.

Exciting News!

One third of our properties are now under offer! With only 6 remaining, don't miss your chance to find your dream home.

Call us today to schedule a viewing before they're gone!

- Plot 6 measuring approx 1216 Sq Ft GEA
- 12.5m / 40ft long and wide garden
- Parking for two cars
- EV car charging point
- Quooker hot water tap
- Under floor heating
- Energy efficient 'Air Source' heat pumps
- 10 year warranty
- Stunning quartz worktops
- · Awaiting EPC. Awaiting council tax band



Ground Floor

Entrance:

The front door leads to the lovely entrance hallway with a glazed staircase leading to the first floor. There is an under stairs area with a radiator. The ground floor has under floor heating using an energy efficient ground source heat pump.

Kitchen/Dining Room:

Abt. 14'9" x 9'4" (4.50m x 2.84m) The kitchens are 'Chic' and contemporary with a large picture window to the front, flooding the room with light and there is ample space for a table and chairs. The units are in contrast to the quartz work surfaces and upstands. The fitted appliances include a Neff electric oven, Neff induction hob, Neff combination microwave oven and Indesit fridge/freezer and dishwasher. Matt handleless units with LED downlighters and under cupboard lighting. There is also a Quooker hot water tap.

WC:

Abt. 6'1" x 4'9" (1.85m x 1.45m) Suite comprising wash hand basin and WC.

Living Room:

Abt. $16'3" \times 11'2"$ (4.95m x 3.40m) A lovely spacious dual aspect room with an expanse of glass to the rear. The sliding doors can be opened to the left or the right depending upon how you furnish the room. All in all, a lovely bright room.

First Floor Landing:

Cupboard housing the hot water tank.

Principal Bedroom:

Abt. 16'4" x 9'1" (4.98m x 2.77m) A double bedroom with a window.

Bedroom Two:

Abt. 14'11" x 8'10" (4.55m x 2.69m) A double bedroom with a window to rear.

Bedroom Three:

Abt. 12'5" x 6'10" (3.78m x 2.08m) A double bedroom with a window to rear.

Bathroom:

Abt. 7'0" x 6'10" (2.13m x 2.08m) A luxurious bathroom with a window to the front. Beautifully tiled with a panelled bath with a shower over and screen, heated towel rail, WC and pedestal wash hand basin.

Outside

Front Garden and Parking:

There is parking for two cars and a car charging point. Small amount of landscaping.

Rear Garden:

The garden is approximately 12.5m or 40ft in length and it is also wide. There is a lovely patio across the full width of the property and pathway to the rear gated access. There will also be a metal shed to store bicycles.

Additional Information

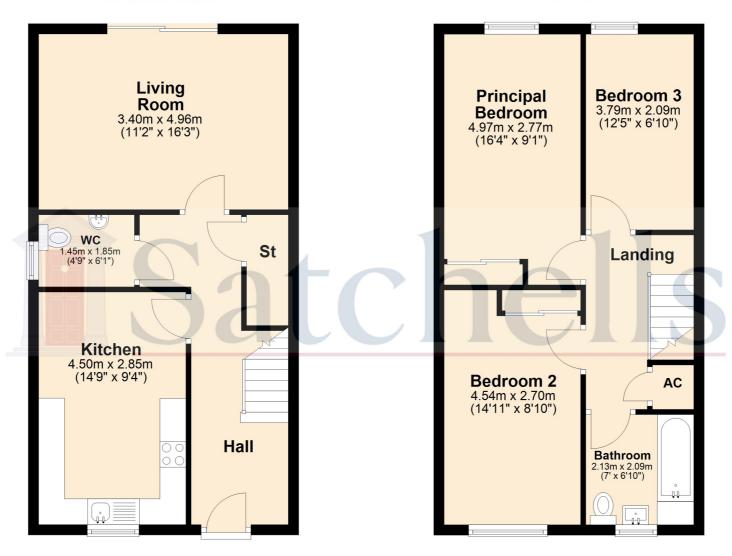
Agents Note:

Service charge of £500 per annum which covers the upkeep of the communal landscaped areas.



Ground Floor

First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.

