



16, Hitchin Road

Shefford,
Bedfordshire, SG17 5JA

Offers in Excess of: £400,000

COUNTRY PROPERTIES
PART OF HUNTERS

Make your mark on this spacious 3 bedroom detached home with a double garage with the potential to extend/adapt the layout (subject to planning approval). A family favourite location with a private enclosed sunny south westerly facing garden backing Digswell park.

- Sought after location in a quiet tree lined cul de sac
- Conservatory looking onto the rear garden
- Separate dining room
- Sunny south westerly mature rear garden
- Double garage with remote control up and over door and ample parking for several cars
- A short stroll into the heart of Shefford, it's amenities and highly regarded schooling
- Potential to adapt the current layout/extend subject to any necessary consents

GROUND FLOOR

Entrance Porch

Enter via part glazed door. Radiator. Part glazed door into:

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Part glazed door into dining room.

Cloakroom

Suite comprising low level flush wc and vanity wash hand basin. Heated towel rail. Electric meter cupboards. Obscure double glazed window to front.

Dining Room

12' 1" (max) x 11' 6" (3.68m x 3.51m)
Glazed window to entrance porch. Radiator. Double glazed window to side aspect. Part glazed doors into kitchen and living room

Kitchen

11' 5" x 7' 1" (3.48m x 2.16m) A range of wall and base units with inset stainless steel sink and drainer unit. Space and plumbing for washing machine. Space for fridge. Freestanding electric oven. Gas boiler. Double glazed window to rear aspect. Part glazed door to side access.



Living Room

13' 1" x 12' 5" (3.99m x 3.78m) Feature fireplace with tiled hearth and inset gas fire. Radiator. Double glazed window to rear. Double glazed door opening into conservatory.

Conservatory

10' 2" x 8' 11" (3.10m x 2.72m) Double glazed construction on brick base with windows and skylight opening. Double doors opening onto the rear garden

FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder. Access to boarded loft space with ladder and light. Obscure double glazed window to side. Doors to all bedrooms and family bathroom.

Bedroom 1

14' 5" (max) x 11' 5" (max) (4.39m x 3.48m) Double glazed window to rear aspect. Radiator. A range of fitted wardrobes and dressing table.

Bedroom 2

11' 10" x 9' 4" (3.61m x 2.84m) Double glazed window to front aspect. Radiator.

Bedroom 3

8' 6" x 7' 10" (2.59m x 2.39m) Double glazed window to front aspect. Radiator.

Family Bathroom

Suite comprising low level flush wc, wash hand basin and panel enclosed bath with shower attachment. Heated towel rail. Obscure double glazed window to rear aspect.

OUTSIDE

Front Garden

Laid mainly to lawn with mature flower, tree and shrub borders. Outside light.

Rear Garden

South westerly facing rear garden laid mainly to lawn with paved patio area and mature flower and shrub borders including apple and plum tree. Gated access to side leading to personal door into garage.

Double Garage

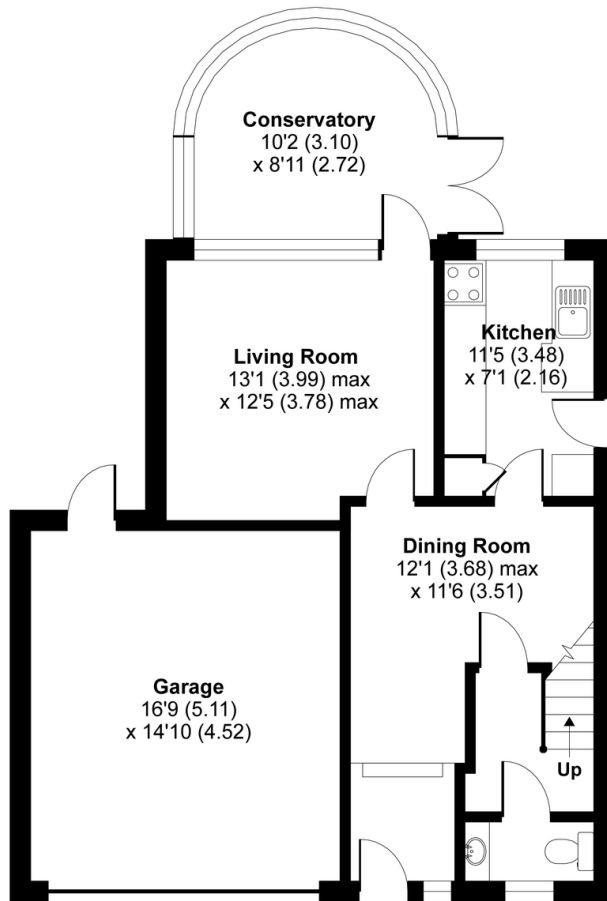
16' 9" x 14' 10" (5.11m x 4.52m) Electric up & over door with power/light connected.

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

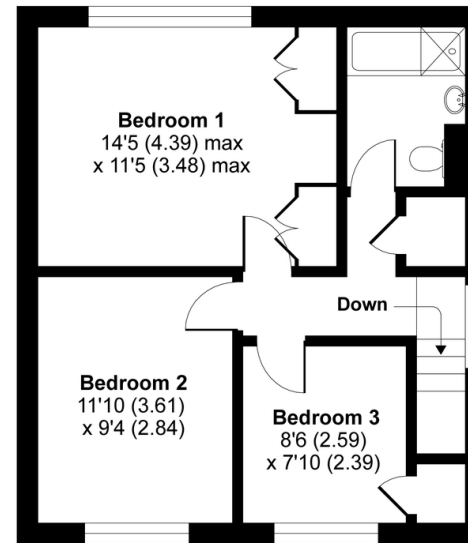


Approximate Area = 1325 sq ft / 123 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
		77	60
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 707267



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

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