



5, Sears Close

Shefford,
Bedfordshire, SG17 5HG
O.I.E.O £675,000

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This beautifully presented, impressive four bedroom detached home with a separate downstairs study is a real credit to the current owners. The property is located in a quiet cul de sac in the popular village of Clifton a short stroll to village amenities and highly regarded schooling.

- impressive 25ft living/dining room with feature gas log burning stove & bi folding doors onto rear garden
- Main bedroom with built in wardrobes and four piece en-suite bathroom
- Sought after location - ideally positioned for excellent schools
- Countryside walks and village duck pond nearby
- Stylish 26ft kitchen/breakfast room with dual aspect windows
- Driveway providing off road parking x 2 cars and single garage
- A short stroll to village amenities, local pub, butchers, convenience store and community centre
- Landscaped private enclosed rear garden - perfect for those alfresco evenings



Ground Floor

Entrance Hall

Door into cloakroom, study, lounge, kitchen/breakfast room. Stairs rising to first floor. Engineered wood flooring. Radiator. Hive thermostat.

Cloakroom

Tiled flooring. Part tiled walls. Vanity wash hand basin. Heated towel rail. Obscure double glazed window.

Study

8' 7" x 14' 10" (2.62m x 4.52m) Double glazed window to front. Radiator. Storage cupboard.

Kitchen/Breakfast Room

10' 11" x 26' 0" (3.33m x 7.92m) A range of eye and base level units with solid oak worksurfaces. Double electric oven with 4 ring gas hob with extractor over. Space for washing machine. Space for tumble dryer. Integrated dishwasher. Space for American style fridge freezer. Space for wine fridge. Tiled flooring. Two radiators. Double glazed window to front and rear. Part glazed solid oak door into Dining room. Stable door leading to side of property.

Lounge/Dining Room

18' 10" x 25' 10" (5.74m x 7.87m) Feature gas log burning stove. Engineered wood flooring. Two radiators. Part glazed solid oak door into kitchen/breakfast room.

First Floor

Landing

Double glazed window to side. Airing cupboard. Loft hatch. Door to all bedrooms and bathroom.



Bedroom 1

10' 10" x 17' 0" (3.30m x 5.18m) Double glazed box bay window. Range of built-in wardrobe and cupboards (dressing table not included). Wood effect flooring. Radiator. Door to En-suite.

En-suite

Obscure double glazed window to rear. Four piece suite comprising: freestanding bath with telescopic shower attachment. Vanity unit inset with wash hand basin, wc. Bluetooth enabled Audio Mirror. Separate shower cubicle with rainfall shower. Tiled flooring. Heated towel rail.

Bedroom 2

9' 5" x 11' 11" (2.87m x 3.63m) Double glazed window to rear. Range of built-in wardrobes and study desk. Wood effect flooring. Radiator.

Bedroom 3

8' 6" x 9' 6" (2.59m x 2.90m) Double glazed window to rear aspect. Range of built-in wardrobes and cupboards over bed and fitted study desk. Radiator.



Bedroom 4

7' 9" x 8' 3" (2.36m x 2.51m) Double glazed window to front. Radiator.

Family Bathroom

Obscure double glazed window to front. Three piece suite comprising: vanity unit inset with wash hand basin, wc. Panel enclosed bath with rainfall shower over and sliding glass shower screen. Fully tiled walls. Tiled floor. Bluetooth enabled Audio Mirror. Heated towel rail.

Outside

Front Garden

Driveway providing off road parking for 2 cars. Paved pathway to front door. Lawn area.

Rear Garden

Large Indian Sandstone paved patio. Mainly laid to lawn with mature shrub borders. Further paved patio area with wooden pergola leading to additional paved patio area. Gated side access to both sides to front.

Garage

8' 10" x 17' 10" (2.69m x 5.44m) Single garage with electric roller door. Fuse board, power and light. Eave storage.

Agents Note

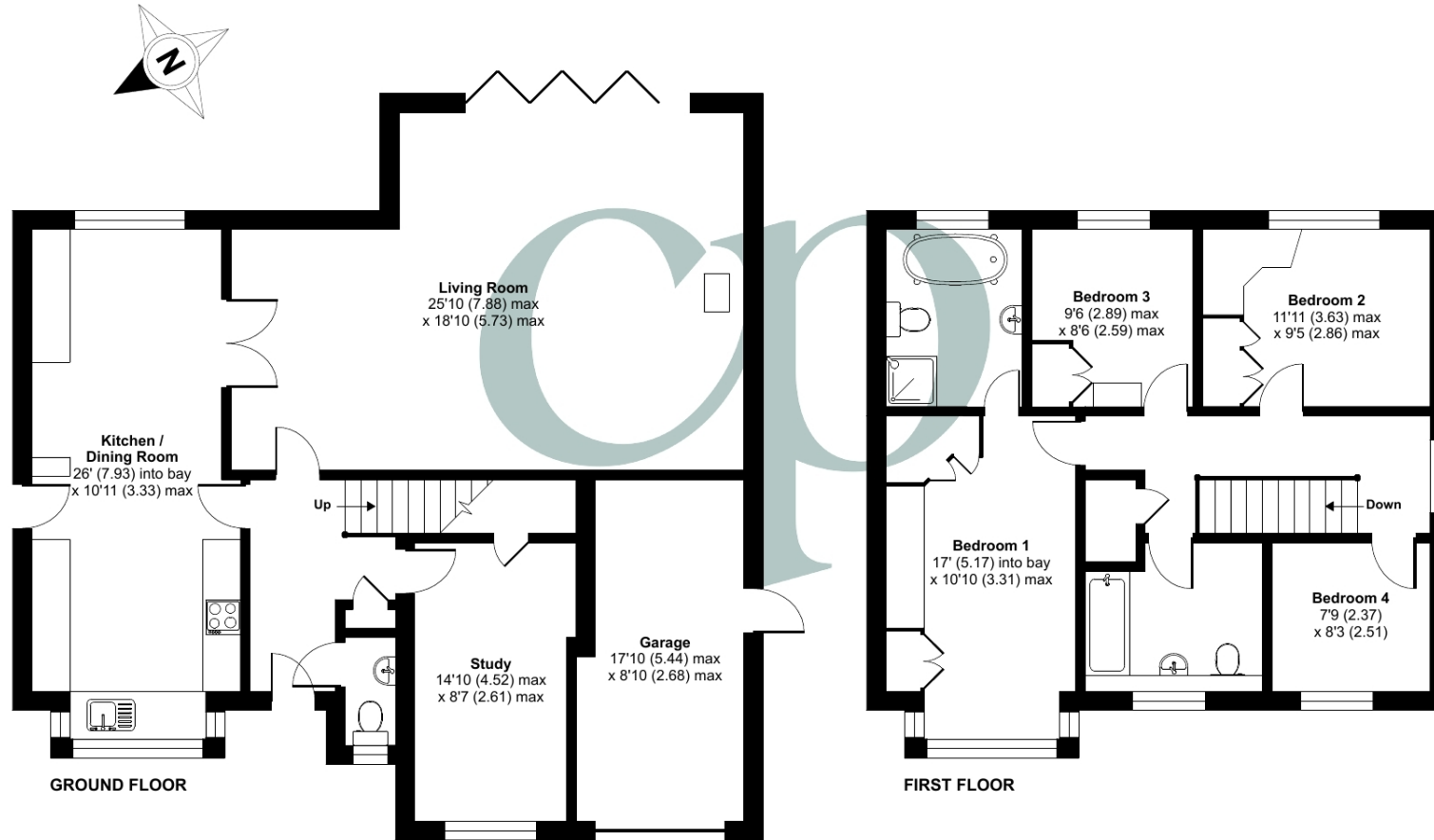
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk


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





Approximate Area = 1718 sq ft / 159.6 sq m
Garage = 149 sq ft / 13.8 sq m
Total = 1867 sq ft / 173.4 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1248113

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Viewing by appointment only

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