



8, Kingfisher Road

Shefford,
Bedfordshire, SG17 5YQ
£375,000

country
properties

This modern 3 bedroom semi detached home boasts a generous rear garden, re-fitted kitchen and bathrooms. Parking to the front, garage en bloc with additional parking and is just a short walk to Shefford town center amenities.

- Bedroom 1 with contemporary en suite and fitted wardrobes
- 17ft garage en-bloc with parking in front
- Potential to create further parking to the front subject to any necessary consents
- Separate living room & dining room
- Large rear and side gardens
- Recently refitted stylish kitchen

Ground Floor

Entrance Hall

Stairs raising to first floor. Double glazed window to front. Door to Cloakroom & Living room

Cloakroom

Low level WC, pedestal wash hand basin, tiled splashbacks. Radiator. Obscure double glazed window to front.

Living Room

13' 6" x 13' 6" max (4.11m x 4.11m) Double glazed double doors onto rear garden. Wood effect flooring. Two radiators. Door to under stair storage cupboard fitted with light. Open archway through to Dining Area

Dining Area

9' 3" x 9' 1" (2.82m x 2.77m) Multi pane double glazed window to rear. Radiator. Door into kitchen

Kitchen

9' 2" x 7' 11" (2.79m x 2.41m) Recently re fitted with a range of wall & base units with roll edge worksurfaces over and upstands. Tiled splashbacks. Inset one and a half bowl sink with swan neck mixer tap over. Built in Smeg electric oven and Smeg gas hob with extractor hood over. Samsung fridge freezer to remain. Space and plumbing for washing machine. Wood effect flooring. Multi pane double glazed window to front.

First Floor

Landing

Doors into all rooms. Airing cupboard housing hot water tank and shelving. Loft access. Radiator. Double glazed window to front. Multi pane double glazed window to front.



Bedroom 1

10' 0" max x 9' 1" (3.05m x 2.77m) Double glazed window to rear. Radiator. Built in wardrobes with overhead storage and built in wardrobe with recess to en suite

En suite

Refitted incorporating shower cubicle, vanity wash hand basin, dual flush WC. Fully tiled walls. Fitted cabinet. Heated towel rail. Wood effect flooring. Extractor fan. Fitted tooth brush charger. Obscure double glazed window to rear..

Bedroom 2

10' 9" max x 10' 0" (3.28m x 3.05m) Double glazed window to rear. Radiator.

Bedroom 3

7' 6" x 6' 3" (2.29m x 1.91m) Multi pane double glazed window to front. Radiator.

Bathroom

Panel enclosed cube shaped bath with main shower over and glass side screen. Dual flush low level WC, vanity wash hand basin. Tiled splashbacks. Chrome heated towel rail. Wood effect flooring. Extractor fan. Built in demister mirror. Fitted tooth brush charger. Shaver point. Obscure multi pane double glazed window to front.

Outside

Rear Garden

Laid mainly to lawn with paved patio area. Paved pathway with gated access leading to garage and off road parking. Further side garden laid mainly to lawn, water tap, security light and gated access to front. Timber shed to remain.

Garage

17' 3" x 8' 2" (5.26m x 2.49m) Single garage with up & over door with roof void storage space and parking in front for 1 car.

Front Garden

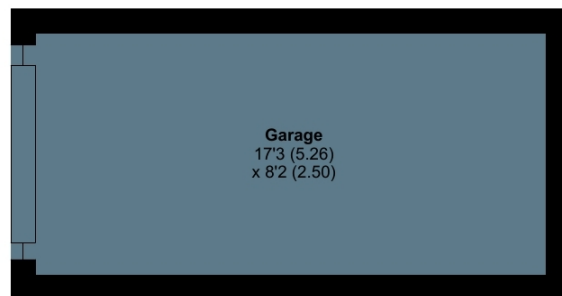
Laid to shingle with paved pathway to front door and paved parking space.

Agents Note

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

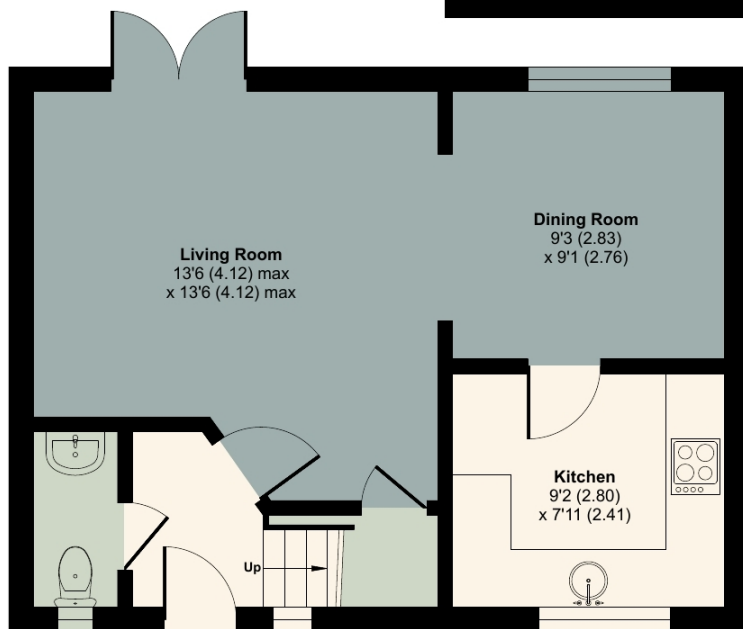
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



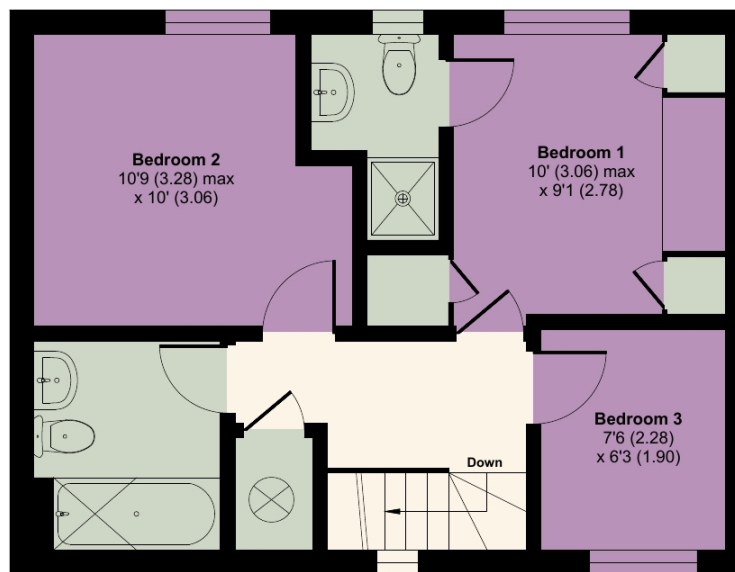


Approximate Area = 791 sq ft / 73.4 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 933 sq ft / 86.5 sq m
For identification only - Not to scale

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



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1347958



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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