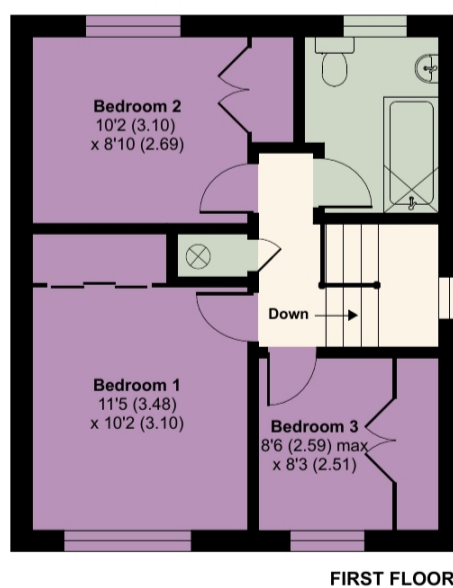
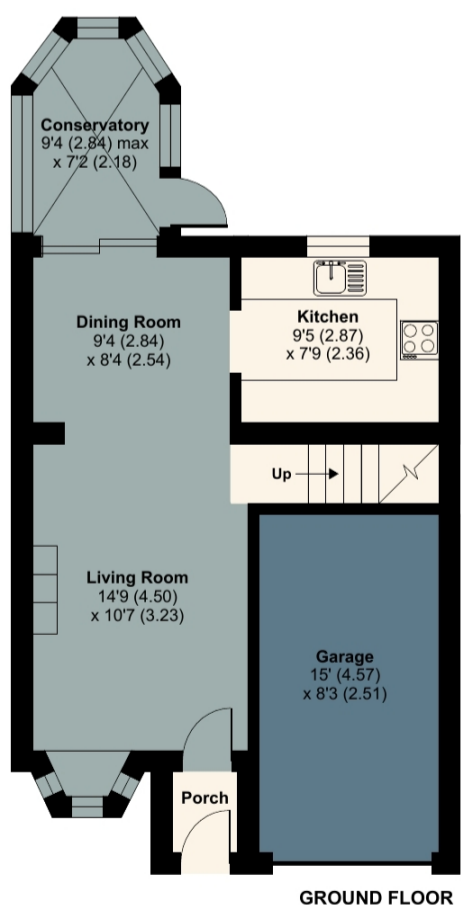




Approximate Area = 1018 sq ft / 94.5 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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		52	80
		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Country Properties. REF: 1398014



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

Country Properties | 46-48, High Street | SG17 5DG  
T: 01462 811822 | E: sheffield@country-properties.co.uk  
www.country-properties.co.uk

country  
properties

This beautifully presented three bedroom detached home is located in a small cul-de-sac location on the popular Composers Development. The property offers a garage, conservatory and riverside walks into the heart of Shefford for access to local amenities and bus links.

- A real credit to the current owners – Just move in!
- Double glazed conservatory with Karndean flooring
- Re-fitted first floor bathroom suite
- Attractive & private mature rear garden
- Single garage with electric roller door & ample parking
- Well regarded local schooling
- Short stroll into Shefford town centre via the Millennium Green

GROUND FLOOR

Entrance Porch

Karndean flooring. Radiator. Door into:

Living Room

14' 9" (into bay) x 10' 7" (4.50m x 3.20m) Double glazed box window to front. Radiator. Feature fireplace with timber surround and marble hearth with space for electric freestanding Stove. Stairs rising to first floor accommodation. Open to:

Dining Room

9' 4" x 8' 4" (2.84m x 2.54m) Radiator. Double glazed patio doors opening into the conservatory. Door into kitchen.

Conservatory

9' 4" x 7' 2" (2.84m x 2.18m) Victorian style double glazed construction on brick base with door opening onto the rear garden. Karndean flooring.

Kitchen

9' 5" x 7' 9" (2.87m x 2.36m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset sink with drainer and swan neck mixer tap over. Electric cooker with induction hob & extractor hood over. Wine rack. Space for fridge/freezer. Space and plumbing for washing machine. Wall mounted gas boiler enclosed in cupboard. Tiled flooring. Double glazed window to rear.



FIRST FLOOR

Landing

Double glazed window to half landing. Access to partially boarded loft space with ladder. Airing cupboard housing hot water cylinder with shelving. Radiator. Doors into all rooms.

Bedroom 1

11' 5" x 10' 2" (3.48m x 3.10m) Double glazed window to front. Radiator. Built-in wardrobe with sliding doors.

Bedroom 2

10' 2" x 8' 10" (3.10m x 2.69m) Double glazed window to rear. Radiator. Built-in double wardrobe.

Bedroom 3

8' 6" max x 8' 3" (2.59m x 2.51m) Double glazed window to front. Radiator.

Bathroom

Re-fitted bathroom suite comprising panel enclosed P shaped bath with main shower over and curved glass side screen, low level flush wc with concealed cistern and vanity wash hand basin. Partially tiled walls and ceramic tiled flooring. Extractor fan. Shaver point. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Laid to lawn with mature shrubs and footpath to front door. External light. Gated rear access. Driveway providing off road parking for 1-2 cars and access to garage.

Rear Garden

Mature rear garden enclosed by timber fencing laid mainly to lawn with paved patio area, well stocked flower/shrub borders. Decked area to rear with aluminium pergola. Shingled area. Cold water tap. Gated access to front.

Garage

15' 0" x 8' 3" (4.57m x 2.51m) Single garage with electric roller door and power/light connected.

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

