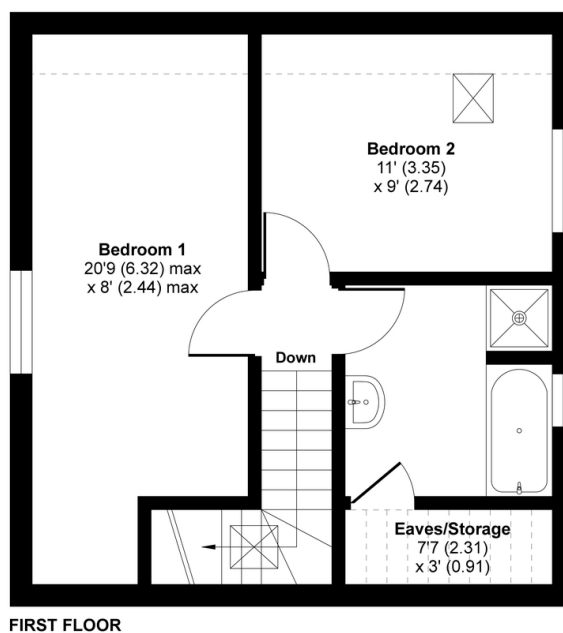
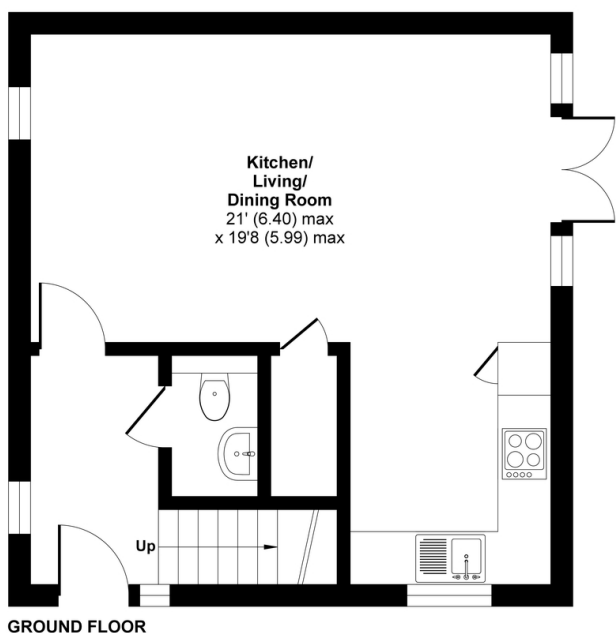




Approximate Area = 762 sq ft / 70.7 sq m
Limited Use Area(s) = 58 sq ft / 5.8 sq m
Total = 820 sq ft / 76.5 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 726078



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: shefford@country-properties.co.uk
www.country-properties.co.uk

Set in a close of just four homes this individual 2 bedroom detached property built in 2019 offers a fantastic balance of living space, with off road parking and wrap around garden.

- Two double bedrooms
- Open plan living/dining and kitchen
- Four piece bathroom suite and ground floor cloakroom
- Gated off road parking for 2-3 cars
- L-shaped wrap around garden with covered patio area
- Still retaining 10 year NHBC guarantee

GROUND FLOOR

Entrance Hall

Solid reception door with large picture window to the side. Turning stairs rising to first floor accommodation. Solid oak flooring. Radiator. Double glazed windows to front and side. Doors into cloakroom and living room.

Cloakroom

Suite comprising wc with concealed cistern and vanity wash hand basin. Radiator. Extractor fan. Fully tiled walls and ceramic tiled flooring.

Kitchen/Living/Dining Room

21' 0" (max) x 19' 8" (max) (6.40m x 5.99m) Overall Measurement. Dual aspect room with double glazed window to front and double glazed French doors with sidelights opening onto the rear garden. Solid oak flooring. Understairs storage cupboard. Radiator. Open plan to kitchen.

Kitchen Area

A range of wall and base units with white worktop and upstands. Stainless steel sink and drainer unit with swan neck mixer tap over. Fitted electric oven and gas hob with stainless steel extractor hood over. Integrated fridge/freezer, washing machine and slimline dishwasher. Ceramic tiled flooring. Double glazed window to side.

FIRST FLOOR

Landing

Velux window to half landing. Cupboard housing combination boiler. Doors into all rooms.



Bedroom 1

20' 9" (max) x 8' 0" (max) (6.32m x 2.44m) Double glazed window to front. Radiator. Vaulted ceiling with access to boarded loft space.

Bedroom 2

11' 0" x 9' 0" (3.35m x 2.74m) Velux window and obscure double glazed window to rear. Radiator.

Bathroom

Four piece suite comprising panel enclosed bath, shower cubicle, vanity wash hand basin with cupboard under and wall mounted wc with concealed cistern. Fully tiled walls and ceramic tiled flooring. Heated towel rail. Door to eves storage space. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Enclosed garden laid mainly to lawn with central circular planted feature and further mature well stocked flower/shrub borders. Paved pathway to front door with outdoor lights.

Rear Garden

Laid mainly to lawn with paved patio and further covered raised patio area providing seating area. Raised well stocked flower/shrub borders enclosed with railway sleepers. Service lights. Gated access to front.

Parking

Gated driveway providing off road parking for 2-3 cars.

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

