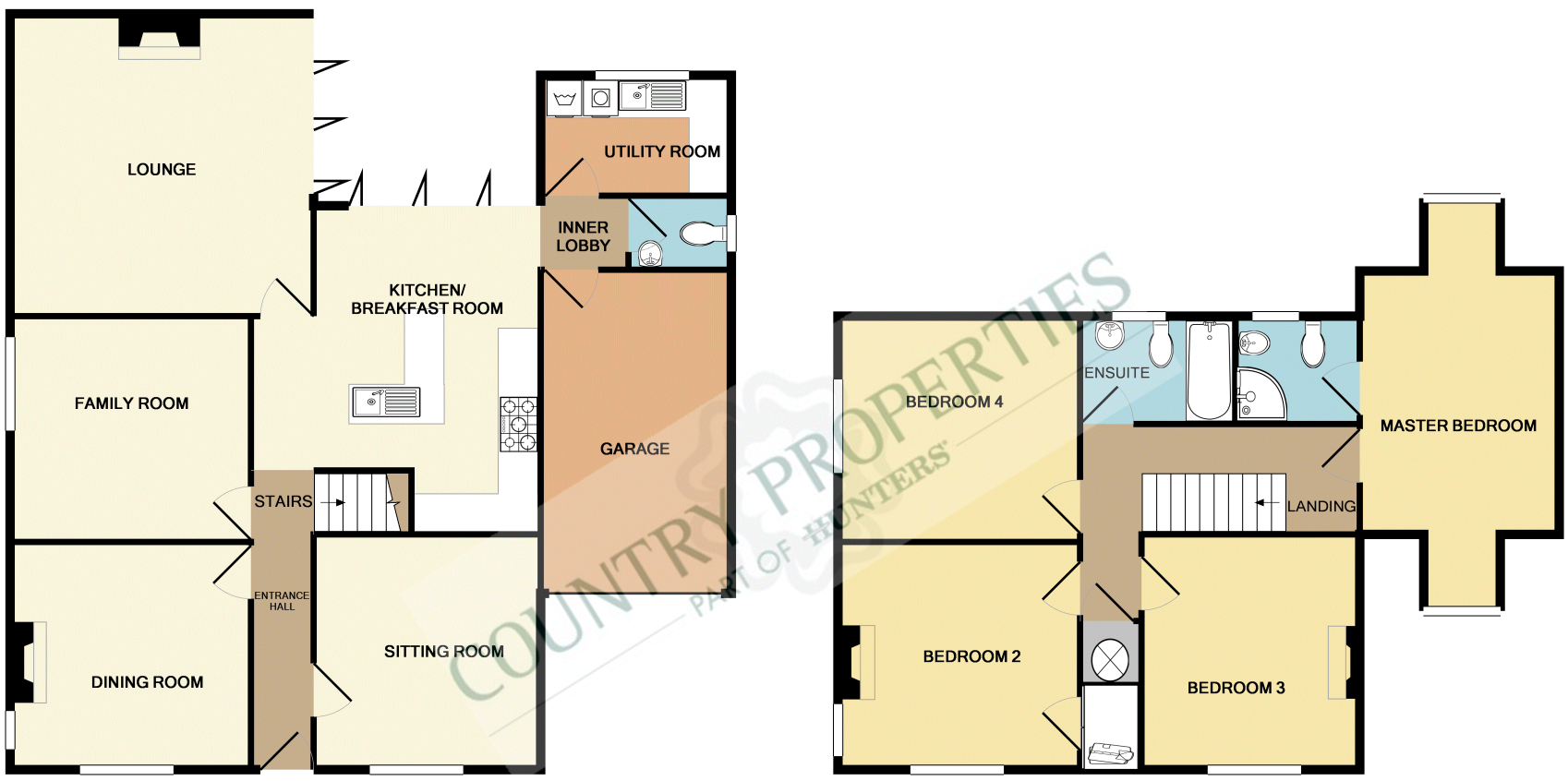
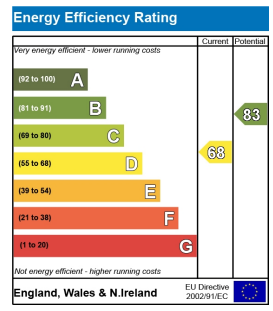
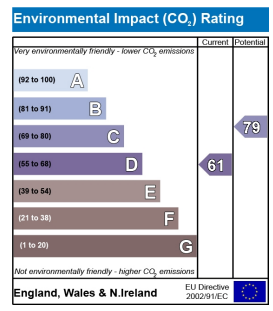
COUNTRY PROPERTIES
PART OF HUNTERS

121, Bury Road

Shillington,
Bedfordshire, SG5 3NZ
Offers in Excess of: £600,000







BURY ROAD SHILLINGTON

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

Don't miss out on securing your new home before Christmas - this four bedroom home has been extended and modernised throughout and boasts a spacious family friendly layout. Set in the popular village of Shillington within a short commute to nearby Hitchin.

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Karndean flooring. Radiator. Doors into sitting room, dining room and family room. Open plan to kitchen/breakfast room.

Dining Room

12' 5" x 11' 11" (3.78m x 3.63m) Dual aspect room with double glazed windows to front and side. Oak flooring. Radiator. Victorian style feature fireplace.

Sitting Room

12' 5" x 11' 11" (3.78m x 3.63m) Double glazed window to front. Radiator.

Family Room

12' 1" x 11' 9" (3.68m x 3.58m) Double glazed window to side. Radiator. Wood effect flooring.

Kitchen/Breakfast Room

17' 2" (max) x 14' 10" (5.23m x 4.52m) A range of wall and base units with granite worksurface and tiled splashbacks. Breakfast bar. Inset butler sink with swan neck mixer tap over. 'Rangemaster' cooker. Integrated dishwasher and fridge/freezer. Karndean flooring. Vertical radiator. Bi-folding doors opening onto rear garden. Doors into lounge and inner lobby.

Lounge

15' 10" x 15' 5" (4.83m x 4.70m) (4.93m x 4.70m) Vaulted ceiling with exposed beams. Feature brick wall with chimney breast and inset wood burning stove. Radiator. Two wall lights. Bi-folding doors opening onto rear garden.

Inner Lobby

Karndean flooring. Doors into cloakroom, utility room and garage.

Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin. Karndean flooring. Extractor fan.

Utility Room

A range of wall and base units with granite worksurfaces and tiled splashbacks. Inset stainless steel sink with swan neck mixer tap over. Space and plumbing for washing machine and tumble dryer. Karndean flooring. Radiator. Wall mounted gas boiler (installed in 2018). Two double glazed windows to rear.

FIRST FLOOR

Landing

Access to loft space. Airing cupboard housing Megaflo hot water cylinder. Doors to all rooms.

Master Bedroom

15' 0" x 9' 11" (4.57m x 3.02m) Double glazed windows to front and rear. Two radiators. Door into:

En-Suite Shower Room

Suite comprising low level flush wc, shower cubicle and wash hand basin with cupboard under. Karndean flooring. Fully tiled walls and heated towel rail. Extractor. Obscure double glazed window to rear.

Bedroom 2

12' 10" x 11' 11" (3.91m x 3.63m) Dual aspect with double glazed windows to front and side. Radiator. Fitted wardrobe with hanging rail and shelving. Feature fireplace with timber surround.

Bedroom 3

11' 11" x 11' 5" (3.63m x 3.48m) Double glazed windows to front. Radiator. Feature fireplace with timber surround.

Bedroom 4

12' 0" x 11' 9" (3.66m x 3.58m) Double glazed window to side. Radiator.

Family Bathroom

Suite comprising claw foot bath with telephone style mixer/shower attachment and glass side screen, low level flush wc and wash hand basin. Tiled splashbacks and high gloss Victorian tiled flooring. Victorian style heated towel rail. Extractor. Obscure double glazed window to rear.

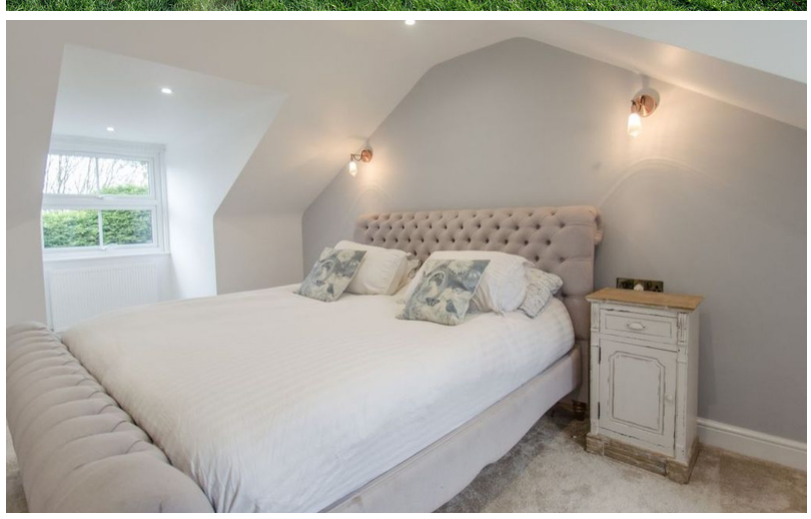
OUTSIDE

Front Garden

Enclosed with wrought iron railings with central pathway to front door and shingled borders to either side.

Rear Garden

Laid mainly to lawn with patio area and raised flower/shrub borders enclosed with railway sleepers. Cold water tap. Service lights. Gated access to front.

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