



Tippett Drive

Shefford,
Bedfordshire, SG17 5RW

Offers in excess of **£450,000**

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properties

This well presented 4 bedroom detached home is a real family favourite! Offering 1,320 sqft of spacious and versatile accommodation. Located on the popular 'Composers' development close to the Millennium Green with only a short stroll to the heart of Shefford.

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under-stairs storage cupboard. Radiator. Ceramic tiled flooring. Doors into cloakroom, kitchen and living room.

Cloakroom

Suite comprising low level flush wc and corner wash hand basin with tiled splashback. Ceramic tiled flooring. Radiator.

Kitchen Area

15' 6" (max) x 10' 6" (max) (4.72m x 3.20m) Re-fitted with a range of shaker style wall and base units with wood effect work surfaces and high gloss brick effect tiled splashbacks. Inset ceramic one & half bowl sink with drainer and swan neck mixer tap over. Inset Samsung 4 ring gas hob with stainless steel extractor over. Integrated oven and grill. Under counter fridge. Ceramic tiled flooring. Radiator. Double glazed window to front. Open to:

Utility Area: Wall and base units with wood effect work surface and high gloss brick effect tiled splashbacks. Space for washing machine. Under counter freezer. Ceramic tiled floor. Serving hatch to dining room. Double glazed door to side.

Living Room

13' 9" x 12' 2" (4.19m x 3.71m) Feature fireplace with wood surround and marble hearth with gas fire inset. Radiator. Dado rail. French doors opening into the conservatory. Opening to:

Dining Room

8' 10" x 8' 5" (2.69m x 2.57m) Double glazed French doors opening into the conservatory. Radiator. Serving hatch to utility area.



Conservatory

21' 1" x 11' 1" (6.43m x 3.38m) UPVc double glazed construction on brick base with french doors opening onto the rear garden. Wood effect flooring. Three electric heaters.

FIRST FLOOR

Landing

Access to loft space. Airing cupboard housing Megaflo hot water cylinder and shelving. Obscure double glazed window to side. Doors into all bedrooms and bathroom.

Bedroom 1

13' 5" (max) x 11' 11" (max) (4.09m x 3.63m) Double glazed window to rear. Radiator. Built-in double wardrobe plus further storage cupboard. Door into:

En-Suite Shower Room

Three piece suite comprising shower cubicle, low level flush wc and vanity wash hand basin. Partially tiled walls. Extractor fan. Obscure double glazed window to side.

Bedroom 2

11' 10" (max) x 8' 11" (3.61m x 2.72m) Double glazed window to rear. Built-in wardrobe. Radiator.

Bedroom 3

9' 10" (max) x 9' 10" (3.00m x 3.00m) Double glazed window to front. Radiator.

Bedroom 4

7' 9" x 6' 9" (2.36m x 2.06m) Double glazed window to front. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls. Radiator. Extractor fan. Obscure double glazed window to front.

OUTSIDE

Front Garden

Lawn area to front with driveway providing parking for 2-3 cars. Paved footpath to front door and gated access to rear.

Rear Garden

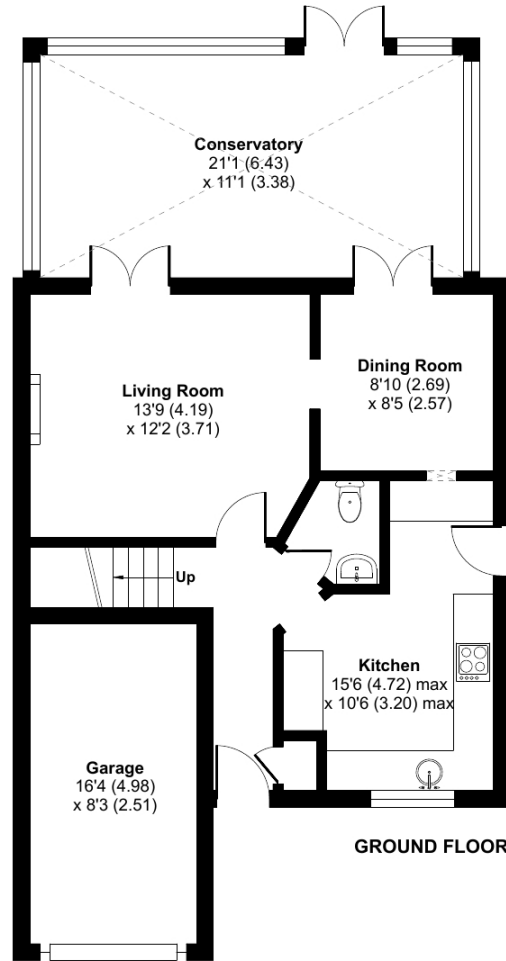
Laid mainly to lawn with newly paved patio and flower/shrub borders. Gated access to front. Summer house available by separate negotiation.

Garage

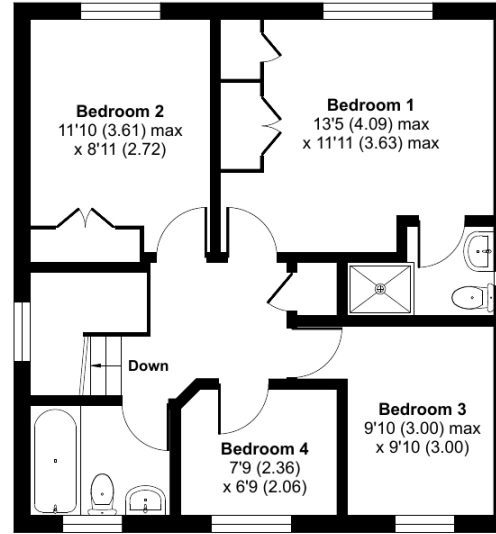
Up & over door with power/light. Wall and base units with worksurface over and space for tumble dryer.

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





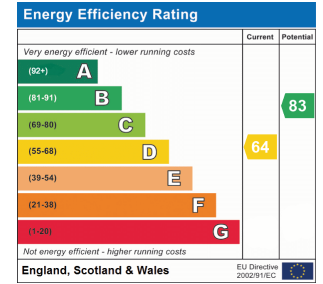
GROUND FLOOR



FIRST FLOOR

Approximate Area = 1320 sq ft / 122.6 sq m
 Garage = 133 sq ft / 12.3 sq m
 Total = 1453 sq ft / 134.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1081684

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

Viewing by appointment only

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