



7, Tippett Drive

Shefford,
Bedfordshire, SG17 5RW

Offers in excess of £500,000

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properties

This extended, well presented 4 bedroom detached home offering over 1,400sqft of flexible accommodation is located on this popular 'Composers' development in Shefford. Just a short stroll to the Millennium Green, High Street shops, amenities and highly regarded local schooling.

- Dining/family room with bi-folding doors opening onto the rear garden
- Living room with feature fireplace
- Open plan kitchen/breakfast room and separate utility room
- Main bedroom with re-fitted en-suite shower room
- South facing rear garden
- Single garage and driveway parking
- Potential to further extend/adapt subject to the necessary planning consents

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Karndeian wood effect flooring. Storage cupboard. Doors into cloakroom, living room and kitchen/dining room.

Cloakroom

Suite comprising wash hand basin and low level wc. Partially tiled walls and tiled flooring. Radiator.

Living Room

14' 6" x 11' 11" (4.42m x 3.63m) Double glazed window and door opening onto the rear garden. Radiator. Karndeian wood effect flooring. Feature fireplace with wood surround, marble surround and gas fire inset. Glazed doors opening into:

Dining/Family Room

19' 0" x 18' 7" (max) (5.79m x 5.66m) Double glazed window and bi-folding doors opening onto the rear garden. Karndeian wood effect flooring. Radiator. Multi pane double doors opening to living room. Door into utility room.

Kitchen/Breakfast Room

13' 7" x 8' 7" (4.14m x 2.62m) A range of wall and base units with complementary worksurfaces over. Inset stainless steel sink with drainer and mixer tap over. Fitted electric oven and hob with stainless steel extractor hood over. Space for dishwasher. Breakfast bar. Tiled flooring. Contemporary radiator. Double glazed window to front. Opening into dining/family room. Door into utility room.



Utility Room

9' 1" x 8' 11" (2.77m x 2.72m) A range of wall and base units with complementary worksurfaces and partially tiled walls. Stainless steel sink with drainer Space and plumbing for washing machine. Space for American style fridge/freezer with cool drinking water outlet. Access to loft space providing storage. Tiled flooring. Double glazed window to front.

FIRST FLOOR

Landing

Access to partially boarded loft space with ladder & light. Airing cupboard housing Megaflor hot water cylinder. Doors to all bedrooms and bathroom.

Bedroom 1

12' 1" (max) x 11' 5" (max) (3.68m x 3.48m) Double glazed window to front. A range of fitted wardrobes. Radiator. Door into:

En-Suite Shower Room

Recently re-fitted three piece suite comprising low level wc, vanity wash hand basin and separate shower cubicle with rainfall shower. Heated towel rail. Fitted cupboard with demisting mirror and light. Electric toothbrush charging point. Obscure double glazed window to front.

Bedroom 2

12' 5" x 7' 9" (3.78m x 2.36m) Double glazed window to front. Radiator. Built-in wardrobe.

Bedroom 3

10' 5" x 8' 7" (3.17m x 2.62m) Double glazed window to rear. Built-in wardrobe. Radiator.

Bedroom 4

11' 6" x 8' 7" (3.51m x 2.62m) Double glazed window to rear. Built-in wardrobe. Radiator.

Bathroom

Three piece suite comprising low level wc with concealed cistern, vanity wash hand basin and corner bath with shower attachment. Heated towel rail. Partially tiled walls and wood effect flooring. Obscure double glazed window to front.

OUTSIDE

Front Garden

Laid to lawn with mature shrub border and footpath to front door. Driveway providing off road parking and access to garage.

Rear Garden

Southerly aspect rear garden laid mainly to lawn with large paved patio area and mature flower/shrub borders. Hot/cold water tap. Garden shed to the rear. Brick wall and panel fence enclosed with pathway and gated access to the front.

Single Garage

Up and over door to front, with power/light connected. Wall mounted gas boiler.

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

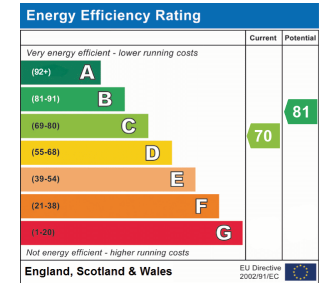
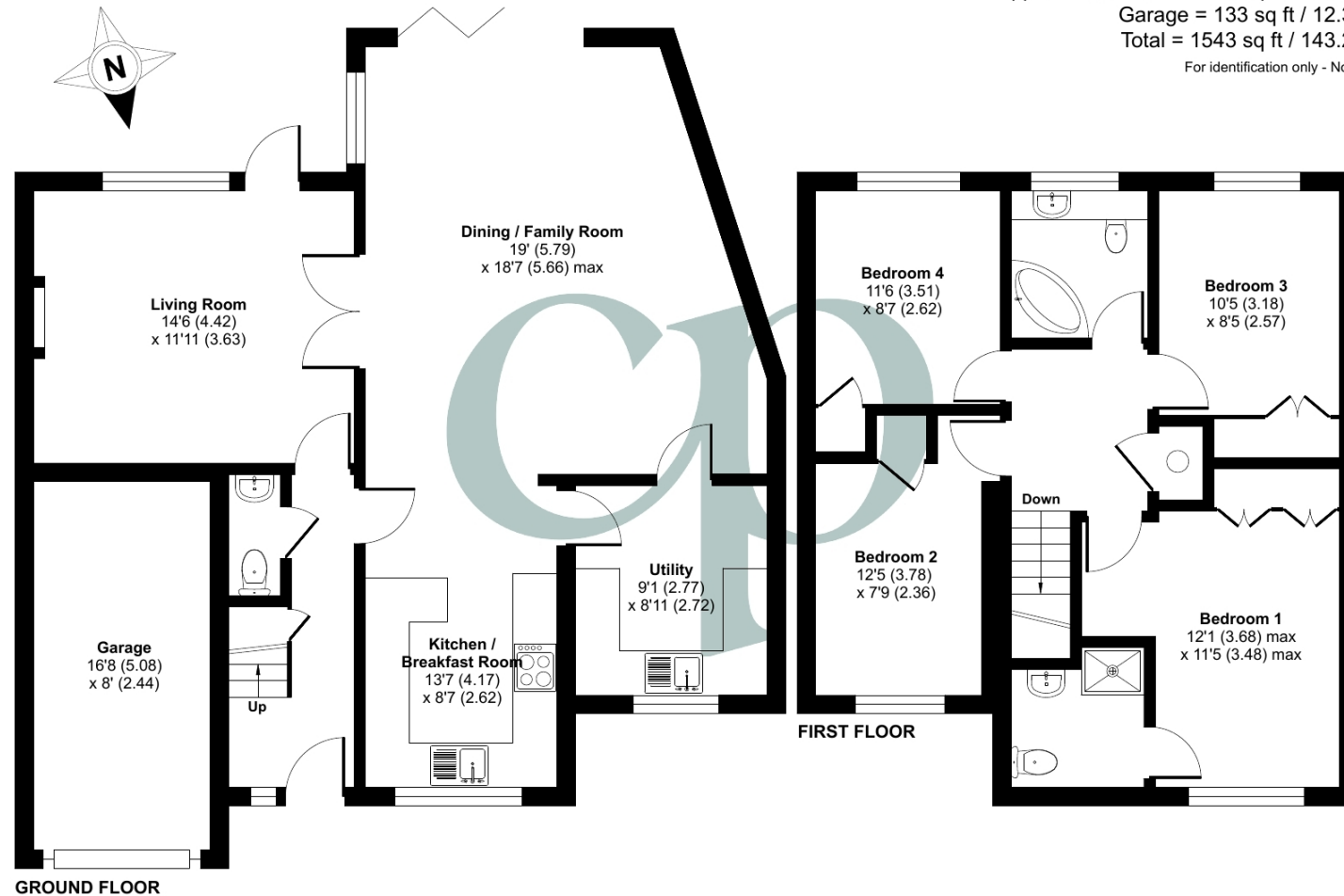


Approximate Area = 1410 sq ft / 130.9 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1543 sq ft / 143.2 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: 1107162

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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