



1, Beacon Close

Shefford,
Bedfordshire, SG17 5ZE
£435,000

country
properties

Tucked away in a small close of just 3 properties, this well presented 2-3 bedroom home boasts spacious and versatile accommodation with a southerly aspect rear garden, located only a short stroll to local shops and amenities.

- High specification finish throughout
- Stylish kitchen with fully integrated appliances
- Master bedroom to first floor with en-suite bathroom
- 15ft Lounge with patio doors opening onto the south facing garden
- Single garage and off road parking
- Just a short stroll to local amenities

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Oak effect flooring. Radiator. Doors into kitchen, cloakroom, bedroom 2, study/bedroom 3 and shower room.

Kitchen/Diner

14' 4" x 10' 8" (4.37m x 3.25m) A range of wall and base level units with complementary worksurfaces and upstands. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Built in 'Smeg' oven and microwave. Inset 'Neff' induction hob with glass splash-back and stainless steel extractor hood over. Integrated 'Smeg' fridge/freezer, washer/dryer and slimline dishwasher. Cupboard housing gas boiler. Tiled flooring. Radiator. Double glazed window to rear and door to rear garden. Open to:

Lounge

15' 8" x 12' 6" (4.78m x 3.81m) Double glazed patio doors opening onto the rear garden. Oak effect flooring. Radiator.

Bedroom 2

12' 5" x 8' 3" (3.78m x 2.51m) Double glazed window to front. Oak effect flooring. Radiator.

Bedroom 3/Study

13' 6" x 7' 10" (max) (4.11m x 2.39m) Double glazed window to side. Oak effect flooring. Radiator.



Shower Room

Suite comprising corner shower cubicle, low level flush wc and wall mounted wash hand basin. Fully tiled walls and ceramic tiled flooring. Heated towel rail. Extractor fan.

FIRST FLOOR

Landing

Double glazed window to front. Radiator. Door to:

Master Bedroom

13' 8" x 13' 5" (4.17m x 4.09m) Double glazed window to rear. Eaves storage space. Radiator. Wardrobes to remain. Door into:

En-Suite Shower Room

Suite comprising panel enclosed bath with shower and glass side screen, low level wc with concealed cistern and wall mounted wash hand basin. Fully tiled walls and flooring. Two Velux windows. Heated towel rail. Airing cupboard housing hot water tank. Extractor fan.

OUTSIDE

Front Garden

Block paved driveway providing off road parking for one car and access to garage. Pathway to front door with shingle borders. Gated access to rear.

Rear Garden

Southerly aspect garden with large paved patio and covered canopy. Steps leading up to shingled area with further paved patio area. Personal door to garage. Enclosed by timber fencing with gated access to the side.

Garage

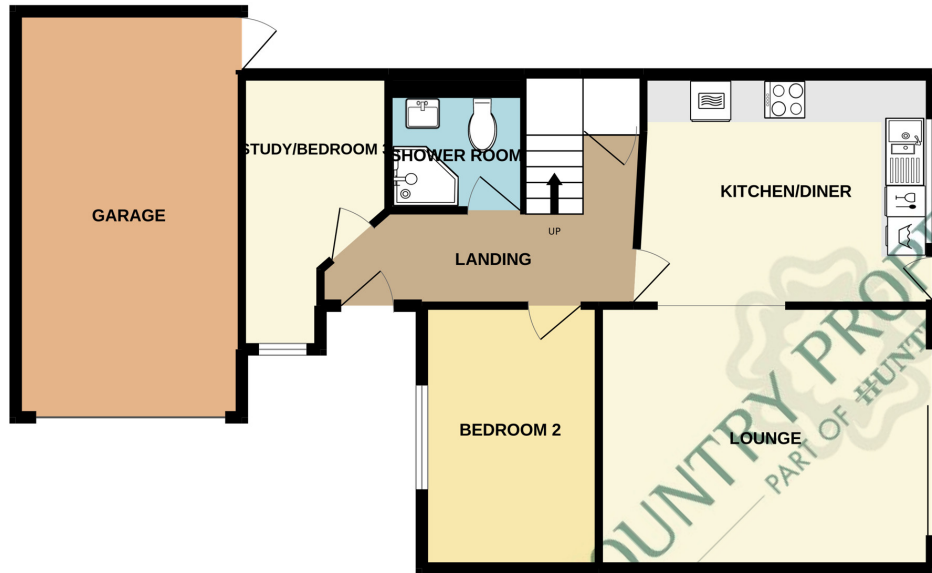
19' 3" x 10' 9" (5.87m x 3.28m) Remote controlled up and over door. Power & light connected. Personal door to rear garden. Off road parking in front for one car.

AGENTS NOTE:

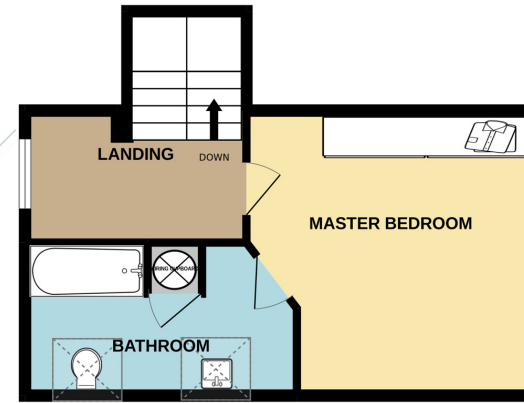
The residents have their own management company and currently pay approx £252 per year for future up-keep/repairs of the road. We advise any buyer to check this information with their legal representative prior to exchange of contracts.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		85	
England, Scotland & Wales		EU Directive 2002/91/EC	

BEACON CLOSE - SHEFFORD

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Viewing by appointment only

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